

CPC Meeting Minutes
August 8, 2016
GAR Hall

Attendees: Ann Burbine, Karen Connolly, Adam Conrad, Stephen Coulter, Dan Fennelly, Gary Meyerson, Penny Scott Pipes (*Absent: Doug Smith, Tom McShane*)

Other Attendees: Leslie Dienel, Leslie Brigham, Andrew Boyle

The meeting was opened at 7:03 pm

Agenda – A MOTION was made to accept the agenda, All in Favor

DISCUSSIONS:

Accept June 13, 2016 minutes: Ms. Burbine made a MOTION to accept the minutes as written; Seconded by Ms. Scott Pipes; All in Favor (7-0)

Introduce New Board Members: Karen Connolly introduced new members Gary Meyerson, At Large and Dan Fennelly, Recreation Commission Liaison to the current members. She thanked the members who are no longer serving on the Board, especially Marla Minier who “served on the committee for many years and did a wonderful job” and Chris Roberts who recently resigned from the Recreation Commission after many years and served as Liaison on the CPC Board. Ms. Connolly also thanked Dave Friedman for serving one year, adding that he left to join the Waterways Commission and wished him the best.

Discuss/Vote Chair and Vice Chair for 2016/2017: Ms. Burbine made a MOTION to nominate Karen Connolly as Chair; Seconded by Ms. Scott Pipes; All in Favor (6-0); Ms. Burbine made a MOTION to nominate Ms. Scott Pipes as Vice Chair; Seconded by Mr. Meyerson; All in Favor (6-0)

2016/2017 Meeting Calendar: Ms. Connolly said that in addition to the monthly meetings on the 2nd Monday of the month, they may want to add a second meeting date in November, December and January. Although it is difficult to predict how many applications the Board will receive, it is better to be prepared with extra meeting dates. It was agreed to try to book Monday dates.

Financial Review / Expenditure Summary – Ms. Connolly gave the board updates to review and explained that the sheet represented only active projects with balances remaining. Completed projects are not on the list. She explained that the list was carefully reviewed last year and some money was rescinded. She is planning to do another review but is waiting for the fund balances when they close out the year. Ms. Scott Pipes offered to assist in the process.

There was additional discussion on projects that had small balances left, trails that could still be done in the Harbor area and Country Way. Ms. Connolly suggested that the Board hire a consultant to review other areas.

PRELIMINARY APPLICATION DISCUSSIONS

Glades Road Beach Planting - North Scituate Beach Improvement Assoc. (NSBIA): Leslie Dienel and Leslie Brigham (*The application can be viewed on the Town of Scituate website/CPC page*). Application for \$14,950 to revitalize two areas that are eroding along the walkway at Glades Road in Minot near Bailey's Causeway and Gannett Gate. Ms. Dienel explained that the NSBIA will contribute \$5,000 towards the total cost of the project, estimated at \$19,950. The project would involve planting dune grasses and reinforcing the sidewalk and benches to "preserve and beautify a vulnerable strip of land between Glades Road and the seawall." The area is an eyesore and a safety hazard; photos can be seen on the Town website.

For purposes of discussion, Ms. Connolly shared a chart from the Community Preservation Coalition in Boston, a group that offers advice and counsel to CPC communities. She said that this project was probably in the Open Space category and read from the chart: "The only way you can rehabilitate or restore Open Space is if the land was acquired or created with CPC funds."

Ms. Connolly pointed out the Town may have set a precedent when they created the "pocket park" in the Egypt area using CPC funds, and Hingham used CPC funds to create a "streetscape" project which relied on the Historic aspect of the area. She suggested that more research is needed to determine how to define the project. Ms. Connolly added that she is not saying whether or not she supports the project, but is asking if it is allowable.

The Board agreed that the Beach Nourishment Project will help with erosion. There was additional discussion about adding costs for boulders and a contractor (because DPW is too busy to take on additional project). The applicants were asked to update their costs and look for more photos that may support the historic aspect.

Roach Field Parking Lot - Scituate Little League and Scituate Recreation Field Use

Subcommittee: Dan Fennelly, Gary Meyerson (*The application can be viewed on the Town of Scituate website/CPC page*). Application for \$63,000 to construct a parking lot for approximately 50 spaces behind the batting cages. The parking lot would be unpaved, have handicapped parking and no lights. It would be closed in the winter. The Field Study Committee has been tasked with prioritizing short and long term Town field projects and would like to begin with a small project.

Mr. Fennelly explained that Roach Field, owned by the Town of Scituate, is located at the corner of Beaver Dam Road and Clifton Avenue and currently has 12 parking spaces. Typical events include 25-30 youths and their families. He noted that the parking lot overflows and people park illegally on Beaver Dam Road resulting in complaints from police. This is a safety hazard for people who are entering and exiting cars and/or the parking lot. They have already met with many Boards and Town Departments for approvals. The funding request includes tree removal, grading, engineering, signage and a contingency for project management.

Ms. Connolly confirmed that Mr. Fennelly and Mr. Meyerson will recuse themselves when the Board votes on this project.

There was additional discussion about reaching out to abutters to explain the project and address any issues before the formal hearing, putting a legal notice in the paper, and meeting with Board of Selectmen and the Planning Board.

Scituate Dog Park – Friends of the Scituate Dog Park: Andrew Boyle, Director of Board of Advisors. Application for \$30,000 to construct a Dog Park on the Driftway near the Water Treatment Plant. Mr. Boyle explained that this land, which is full of scuttle brush and bramble, isn't really suitable for any other purpose. He noted that it would include a 20 car parking lot and an area for both large and small dogs to run off leash surrounded by a perimeter fence with a concrete pathway. They have been gaining support in the community and have met with the Town Administrator, the Animal Control Officer, owner of Go Green, and an abutter, etc.

Mr. Boyle said that an engineer is doing a preliminary site plan which should be completed before they meet with the Planning Board. They are keeping the project low cost and using grants: The Stanton Foundation has a grant specifically for dog park construction and some ongoing maintenance; in order to qualify for the grant the applicants will need a 10% buy in from the Town. They will raise funds for ongoing maintenance through signage around the park, events, benches, etc.

The site will not require deforestation, grading, etc. It will be a “carry in, carry out” facility. They have studied other models to come up with their plan.

- Gary Meyerson confirmed that this park will be separate from another park near the area. He suggested that more contingency be added to the project costs and confirmed that no CPC money would be spent until the grant was secured.
- Mr. Fennelly asked about the plans for maintenance. Mr. Boyle replied that waste removal will be the primary need. The applicants discussed this with DPW who confirmed that they were at capacity and said that it would be okay to contract with someone else. Maintenance should be minimal with the type of landscape they are planning.
- Mr. Coulter said he thought it was a great idea and complimented Mr. Boyle on their thorough approach on designing this project.
- Ms. Burbine asked about the height of the fence and Mr. Boyle said they are considering a 4 foot fence. She suggested that the dogs could climb over the fence with enough snow. She asked who would plow the parking lot and Mr. Boyle said that they would hire a private contractor.
- Ms. Scott Pipes asked about the cost and Mr. Boyle said they do not have a final number yet. They are presenting what they believe to be a reasonable estimate at this point. The engineering report will help to answer some of the remaining cost questions. Ms. Pipes added that she would prefer to see a 6 foot fence at the park.

NEW BUSINESS

Affordable Housing: Stephen Coulter said that Scituate Housing Authority had selected the Grantham Group as the developer for the affordable senior housing project. A joint meeting is scheduled for August 9th with the CPC, Affordable Housing Trust Board and the Scituate Housing Authority to hear the proposal and ask questions.

Coastal Community CPC Letter: Ms. Connolly reviewed the history regarding the Recreation Commission's FY 16 Boat application that was pulled due to the language of the Community Preservation Act being land based. She discussed a plan to reach out to other coastal communities who have adopted CPC to join them in changing the law to include water recreation as part of the Act. Mr. Fennelly said he would write a draft of the letter. The Board will vote to approve the letter at the next meeting.

CPC Annual Information Meeting: Ms. Connolly informed the Board that they are required by law to hold an annual information meeting each year. In 2015, it was held in September and she would like to hold it this September. She shared the agenda from 2015. A public notice will be placed in the Mariner; they are required to run it two weeks in a row prior to the meeting date.

OLD BUSINESS

FY 16 Land Acquisition Appraisals: Ms. Connolly updated the Board on the status and said that Mulhern & Associates have been hired and that the appraiser was in Town last week. She is hopeful that they will have them complete in 4 to 6 weeks.

MaryAnn Bailey (Hennessey Family Trust) said they have been doing this for a long time and they would like this to be done and the "sooner the better". Ms. Connolly said the Board is doing their best and that now it is up to Mulhern & Associates to move this along.

Wildlands Trust: Ms. Scott Pipes gave an update on the CR's and noted that the Wildlands Trust needs more time to review the 16 deeds that Scituate gave them. She will contact them at the end of August.

Bates Lane Parking Lot: Ms. Scott Pipes gave an update on the project and said that it is "in the works".

A motion to adjourn was made at 8:50 pm – All in Favor.

*Submitted by:
Mary Sprague
Administrative Assistant*