



Advisory Committee Meeting Minutes
Thursday, January 18, 2024
Zoom Video/Audio Conference – 7:00 pm

Pursuant to Chapter 22 of the Acts of 2021, Chapter 22 of the Acts of 2022, Chapter 107 of the Acts of 2022 and Chapter 2 of the Acts of 2023; Scituate Advisory Committee Members held the January 18, 2024 meeting via Zoom Video and/or Audio (Dial-in for those with only phone access). All participants participated remotely.

Committee Members Present: Elise Russo, Chair; Dan McGuiggin, Vice-Chair; Missy Seidel; Patrice Metro; Jamie Gilmore; Jerry Kelly; Lynda Ferguson and Conor Doherty

Committee Members Not in Attendance:
Marc DiCosimo

Also in Attendance: Nancy Holt, Finance Director/Town Accountant; Jim Boudreau, Town Administrator; Seth Pfeiffer, SCTV Director; Patricia Lambert, Planning Board Chair; Karen Joseph, Town Planner; Dan Fennelly, Community Preservation Committee Chair; Susan Daileader, Economic Development Commission Member; Marynell Henry, SAIL; Nick Lombardo, Recreation Director

Ms. Russo called the meeting to order at 7:00 p.m.

The first motion to accept the agenda was unsuccessful as a quorum of members could not be polled.

Mr. Gilmore made a motion to accept the agenda which was seconded by Ms. Metro and voted unanimously in favor (5-0) by roll call vote; Ms. Seidel-yes; Ms. Russo-yes; Mr. Gilmore-yes, Ms. Metro-yes and Mr. McGuiggin-yes.

Ms. Ferguson joined the meeting.

Ms. Metro made a motion to accept the amended minutes of the January 11, 2024 meeting which was seconded by Ms. Seidel. The amended minutes were voted unanimously in favor (6-0) by roll call vote; Ms. Seidel-yes; Ms. Russo-yes; Ms. Metro-yes; Mr. Gilmore-yes; Ms. Ferguson-yes and Mr. McGuiggin-yes.

Ms. Russo explained that Mr. Vogel would present his budgets first as he had to attend another meeting this evening.

FY25 Departmental Budget Reviews (full FY25 budget available at [final fy25 budget website.pdf \(scituatema.gov\)](#))

Inspections (Dept 241) – \$410,195 & Zoning Board of Appeals (Dept 176) - Bob Vogel, Building Commissioner & Zoning Enforcement Officer

Mr. Vogel noted the budgets included minor adjustments for contractual obligations in the payroll lines. He reported that 95% of his budgets were for salaries and only 5% for other expenses. He stated there is one item outstanding in his request which is waiting on financing availability from the state budget. Ms. Russo asked about the item Mr. Vogel had requested and he responded an increase in the inspectors' rates per inspection as Scituate was no longer competitive with surrounding towns.

Ms. Russo asked about the Drew Company project and Mr. Vogel stated it was about 20% occupied. Ms. Seidel asked if that occupancy was all residential and Mr. Vogel stated that there was one commercial space for a yoga studio and it appeared that another lease in Building B had just been signed. Ms. Metro asked the lead time for full occupancy and Mr. Vogel responded he was unsure. Ms. Seidel asked about the FY25 revenue projection that mentioned major projects in the pipeline. Mr. Vogel stated they were mostly on the Driftway and a combination of commercial and residential in varying stages of permitting. He noted the medical building at the rotary, Celtic Paws location and property adjacent to the dance studio site.

Community Preservation Committee – Dan Fennelly, Chair

Mr. Fennelly thanked the members for moving up the scheduling of his report. From his previously provided presentation, he noted about \$1.8M in receipts are expected for FY25 from all sources. He noted that there were some shortfalls for FY24 in open space and community housing required set-asides that will be addressed. The April 2024 town meeting includes the historic, open space and community housing required set-asides, 2.5% for administrative fees, debt service retirement from the athletic fields and three projects. He noted the current state match was \$458K for a grand total of \$11.5M over the years. He reviewed the rescissions including Wheeler Park windows which were funded from another source. Three projects were withdrawn including the pickleball courts to be resubmitted later, the rebuilding of the track behind the high school which is being looked at by DPW and the removal of invasive species behind James Landing which is not eligible for funding.

The first recommended project was the Bailey Ellis House continued restoration which had run into cost overruns for various reasons. The request is for \$22,800 to finish the project and the Scituate Arts Association has \$15,000 in reserve for contingencies. Mr. Fennelly reported the CPC voted unanimously in favor.

Mr. Doherty joined the meeting.

The second recommended project is the construction of five new high school tennis courts in place of the existing four courts to make it appropriate for tournament play. The project will

provide seating, lighting, handicapped access, shed storage for multiple sports, screens and an improved playing surface. The \$1.9M project includes a \$174,000 contingency. Ms. Metro asked the amount of the design contract and Mr. Gilmore responded \$125,000. This project is one of the reasons for the delay in the pickleball court project as the old Gates tennis courts need to remain until this project is completed. Mr. Fennelly reported the CPC voted unanimously in favor.

The final recommended project is sponsored by Supported Access to Independent Living (SAIL). The entity purchased a property at 809 Country Way in 2023 for \$1.5M. The property has about 8,000 SF with adequate parking to provide housing for eight adults of 24 years of age or older with intellectual developmental disabilities or autism. It would also include a help desk, kitchen and a small area that could be used for rental purposes. The renovation project is about \$3M and the entity has asked CPC to support \$1M. It would serve residents whose families live within 30 minutes of Scituate with an occupancy date in 2025. SAIL is doing significant fundraising for the project. Ms. Russo noted the SAIL team had significant professionalism in their presentation to the CPC and she noted there had not been a housing project in awhile supported by CPA funds. Mr. Fennelly directed members to the plans on their webpage to see the layout of the building. Mr. Fennelly reported the CPC voted unanimously in favor. Ms. Henry of SAIL noted the eight bedrooms would count as affordable housing units. Ms. Ferguson asked if this was based on a model elsewhere. Ms. Henry said yes but not on the south shore but in the western part of the state. Mr. Gilmore commented that the SAIL home was a great model and empowered people and this model could be copied in other communities.

Mr. Doherty asked Mr. Fennelly if the lighting at the tennis courts could be put on timers to avoid waste. Mr. Lombardo said the lights would be tied into the athletic fields system.

FY25 Departmental Budget Reviews (full FY25 budget available at [final fy25 budget website.pdf \(scituatema.gov\)](#))

Conservation Commission (Dept 171) – \$249,308

Mr. Boudreau noted the only changes were contractual in nature. He noted that a new Conservation Agent would be hired as Amy Walkey had taken a position with the Commonwealth.

Coastal Resources

Ms. Miles was attending another meeting and is not being re-scheduled as there is not a separate budget for coastal resources to be reviewed. Mr. Boudreau commented that Ms. Miles was doing fantastic work including \$4M in grants for North Scituate beach nourishment.

Ms. Metro asked if all the site visits were just done by the Conservation Agent. Mr. Boudreau stated the Conservation Agent does the visits for Conservation Commission and Ms. Miles does the FEMA home elevations. Mr. Boudreau stated the Conservation Agent position was advertised and resumes were being received. He noted that he had reached out to neighboring communities which have agreed to provide assistance if needed. Mr. Doherty asked about staffing in other towns and Mr. Boudreau responded Marshfield had two but the other communities had one.

Economic Development Commission (Dept 182) – \$46,000 – Susan Daileader

Ms. Daileader noted she is a newer member of the EDC. She stated the EDC had been working with groups to be more proactive in their requests for planning purposes. She reviewed the projects approved this year for support including Heritage Days, lighting in harbor business area and film festival for Sister Cities groups. She commented that another initiative was to potentially hire a marketing firm to identify strategies to attract visitors to Scituate. Ms. Ferguson stated that the summary provided by Ms. Daileader was more helpful to her. Ms. Daileader noted the EDC was working on communicating better about their efforts. She noted the EDC's support of the kiosks in North Scituate and the harbor and the Scituate Visitors Center.

Ms. Seidel asked if there was any feedback being sought about businesses that are leaving the community such as Dunkin Donuts in the harbor. Ms. Daileader responded she was unaware of any. Ms. Ferguson noted that Dunkin Donuts stores that lack a drive-through are closing in many locations, and that increasing rents could be affecting businesses negatively generally. Ms. Metro asked about the Bank of America building and Ms. Ferguson responded her understanding it was an existing Scituate business owner that conducts training classes that may be moving forward with a lease.

Planning Board (Dept 175) – \$290,111 - Karen Joseph, Town Planner

Ms. Joseph reported that the budget was mostly salaries with a small amount of office expenses. Ms. Russo asked about the development of a new wireless communications bylaw. Ms. Joseph responded that small cell attachments are basically antennas on telephone poles. She noted there had been two applications received which were withdrawn due to strong opposition. She stated the amendment to the zoning bylaws was to specify the need for a special permit.

Ms. Ferguson asked what the opposition was to the antennas and Ms. Joseph responded it was the perceived radiation impact. Ms. Joseph stated the community wanted to support wireless improvements. Ms. Metro asked if any of the critics were appropriately versed in the radiation issue and Ms. Joseph responded that several studies had been provided but that were not conclusive. Ms. Joseph stated that she expected AT & T to come forward with several possible locations. Ms. Ferguson asked if it had to be on a telephone pole and Ms. Joseph said it was preferred as it is in the right of way and the proponent then enters into a pole attachment agreement with National Grid. Mr. Kelly asked about the size of the antennas and Ms. Joseph responded they were 24 inches tall by 15 inches wide.

Ms. Russo asked about the vacant Director's position and Mr. Boudreau responded that some interviews had been conducted and the search had been reopened.

Ms. Joseph noted that until the market cools, the Planning Board will remain busy.

Proposed Zoning Bylaw Amendments for April 2024 Annual Town Meeting - Karen Joseph, Town Planner

Ms. Joseph noted that the changes for wireless communications were for the special permit and housekeeping changes suggested by Town Counsel.

Ms. Joseph noted the MBTA compliance article would be a single article including mostly housekeeping items including the maps, updating the table of uses, alteration to the pedestrian frontage zone in North Scituate and the by right dwelling is going from 12 to 15 units per acre in Greenbush which will get them to the required zoning. She noted other changes including parking and affordability requirements were affected. The changes apply to the North Scituate Village Center and New Driftway Transit Village districts. She stated the Planning Board was applying next week for interim approval of the MBTA compliance with hopes to inform town meeting.

Ms. Russo asked what 'by right' meant and Ms. Joseph responded that it did not require a special permit and the community has to allow it but you can require site plan review. Ms. Joseph stated most of the projects lately had been done with special permits. Ms. Ferguson asked if there had been any pushback and Ms. Joseph stated she did not expect any as there was no input provided at the public hearing. She informed members they had used a consultant to get the best results for Scituate. Ms. Seidel asked about the change in the legislation in August and Ms. Joseph stated if that had not happened the density would have had to increase to 18 units per acre. She stated that compliance must be achieved in 2024 or Scituate will lose access to multiple grants. Ms. Seidel asked if this compliance statute affected surrounding communities as well and Ms. Joseph responded in the affirmative.

Other Business

Ms. Holt reminded members that the next meeting would not be until February 15, 2024 by Zoom which would include the agenda addition of the FACTS budget due to the expiration of the grant and that that budget would be fully funded from the Opioid Stabilization Fund.

Ms. Russo asked about members concerns with the developing situation in Bassins Beach. Ms. Seidel asked if an update could be provided about the moorings changing from Cohasset to Scituate. Ms. Ferguson referred to the Select Board meeting minutes discussing the moorings. Mr. Boudreau responded that the Town of Cohasset has filed suit against the Town of Scituate and the Commonwealth about the licensing of aquaculture in Bassins Beach area. The second issue is there are moorings in Cohasset Harbor that are in Scituate waters that will now be licensed by the Town of Scituate and those moored there will be paying their fees to Scituate. He noted there had been some pushback in response to Ms. Ferguson's question but stated it passed when current mooring holders realized they were not losing these moorings. Mr. Doherty asked how many were commercial and Mr. Boudreau stated he was unsure. Mr. Gilmore asked how many moorings were affected and Mr. Boudreau stated about 60.

Mr. Doherty asked the timeline of the various issues between the two communities. Mr. Boudreau stated the regional sewer pre-dates his administration, then Cohasset passed their bylaw to give them access to all of Cohasset Harbor including the part in Scituate that the Attorney General struck down. The licensing of three shellfish one acre plots occurred and then the Town of Cohasset filed their suit relevant to the licensing. After that, the Town of Scituate exerted its control over the moorings in Cohasset Harbor in Scituate waters. Ms. Seidel asked if it was the Town of Cohasset that filed suit and Mr. Boudreau responded affirmatively. He added that the appeal of the Attorney General rejecting the Cohasset bylaw was filed by a citizen. Ms. Seidel asked about the impact of the addition of these moorings and Mr. Boudreau stated

Scituate had adjusted its mooring regulations. Ms. Russo was perplexed why Cohasset was suing Scituate about something it was doing in its own jurisdiction. Mr. Boudreau stated he would ask the Select Board Chair about an executive session update to the Advisory Committee.

Mr. Doherty made a motion to request the Select Board provide an update in executive session which was seconded by Ms. Seidel the Committee voted unanimously in favor (7-0) by roll call vote; Ms. Seidel-yes; Ms. Russo-yes; Ms. Metro-yes; Mr. Gilmore-yes; Ms. Ferguson-yes, Mr. Kelly-yes and Mr. Doherty-yes.

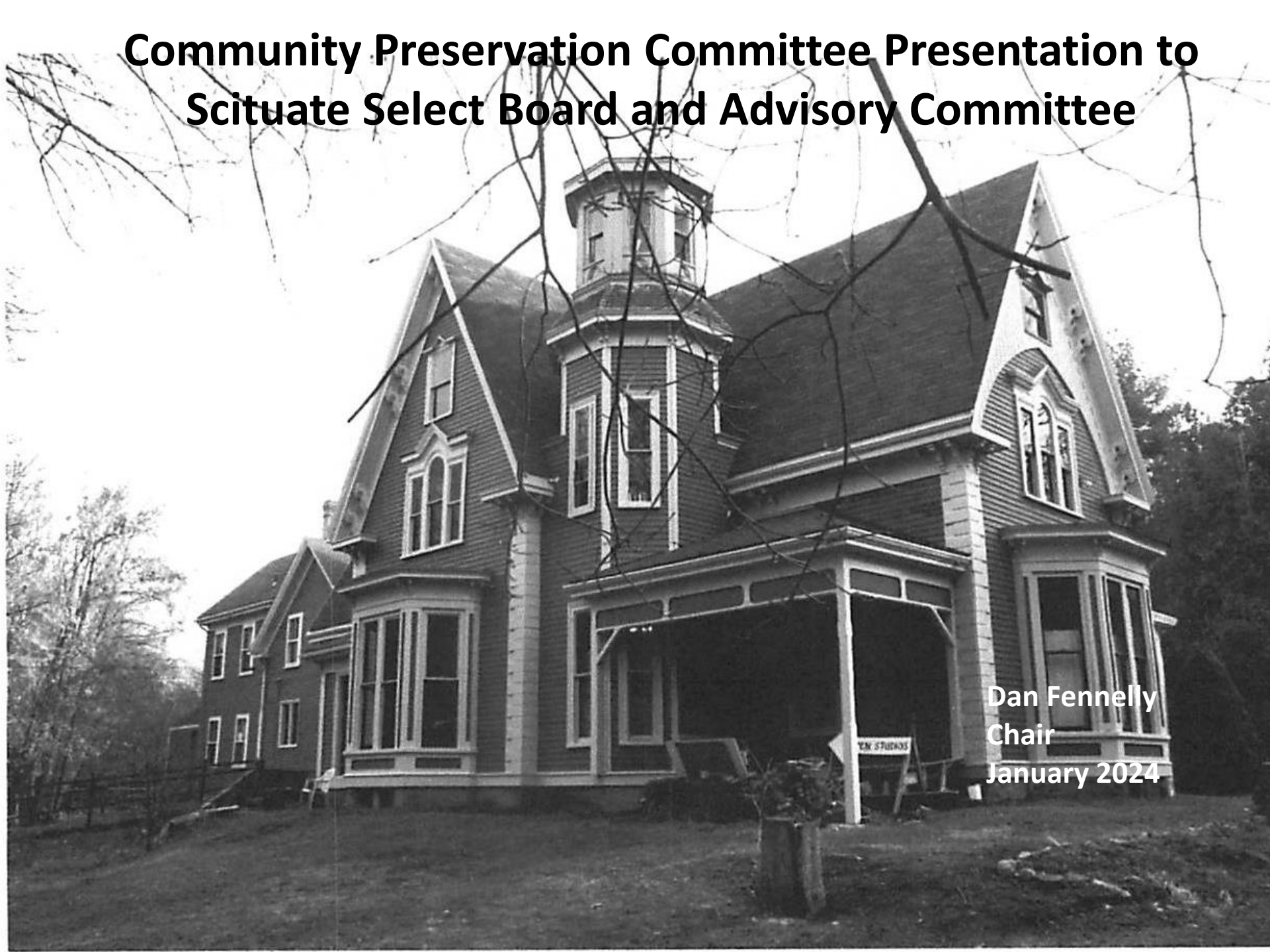
Mr. Boudreau asked Ms. Russo to send Ms. Curran an e-mail with the Advisory Committee's request.

Mr. Gilmore made a motion to adjourn the meeting which was seconded by Ms. Metro at 8:27 p.m.; the Committee voted unanimously in favor (8-0) by roll call vote; Ms. Seidel-yes; Ms. Russo-yes; Ms. Metro-yes; Mr. Gilmore-yes; Mr. McGuiggin-yes; Ms. Ferguson-yes, Mr. Kelly-yes and Mr. Doherty-yes.

Respectfully Submitted,

Nancy Holt
Recorder

Community Preservation Committee Presentation to Scituate Select Board and Advisory Committee

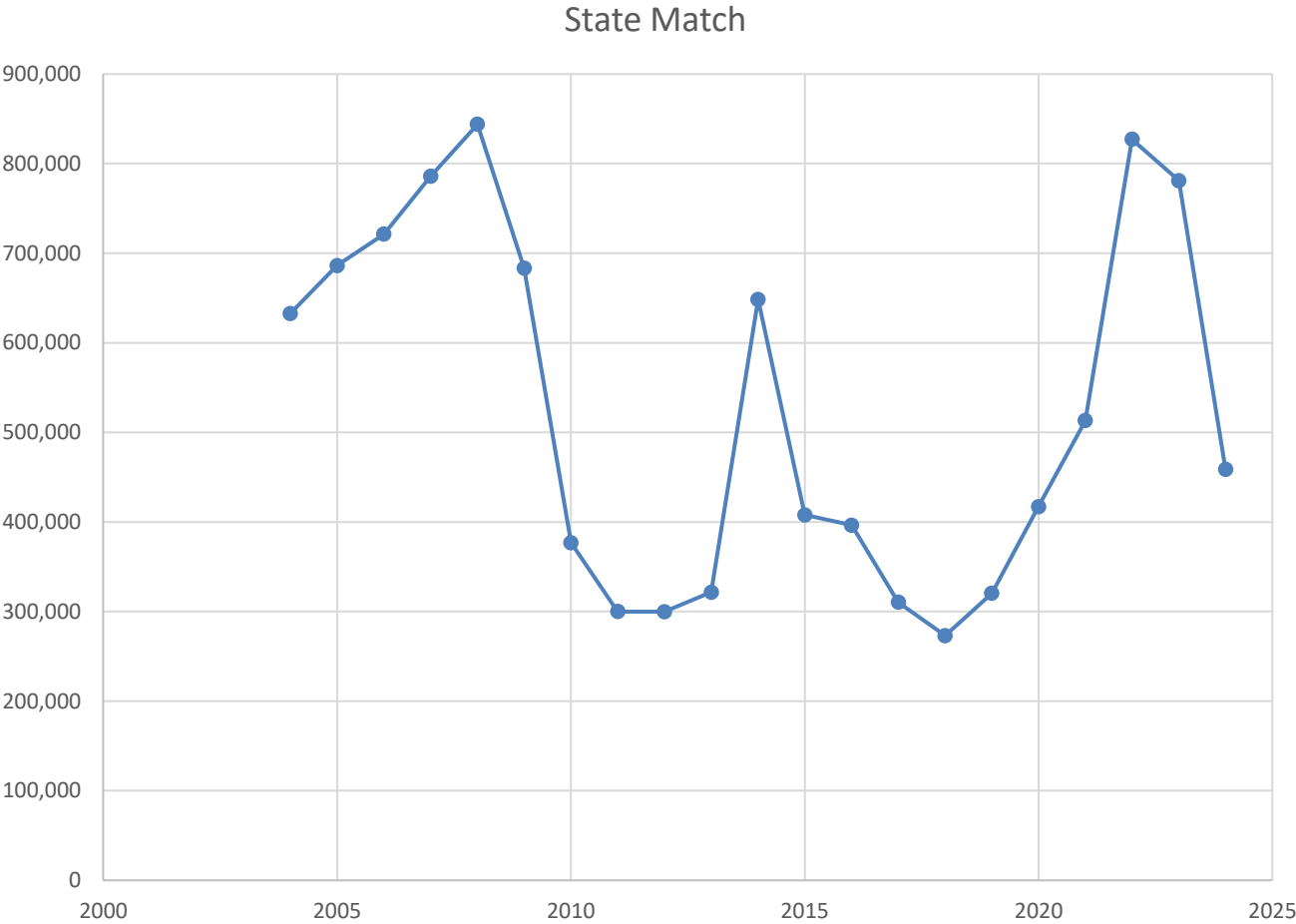


Dan Fennelly
Chair
January 2024

COMMUNITY PRESERVATION FUND - RECOMMENDED FUNDING								
	Historic Reserve	Open Space Reserve	Comm Housing Reserve	Undesignated Fund Balance	FY 2024 Estimated Receipts	FY 2025 Estimated Receipts	Borrowing	Total
Starting Balance	\$ 38,217	\$ 211,089	\$1,115,743	\$ 519,117	\$ 513,368	\$ 2,843,807	\$ -	\$ 5,241,341
October 16, 2023 STM Appropriations:								
Art 12 - FY23 Community Housing Set-aside				(\$9,543)				(\$9,543)
Art 12 - Tennis Courts Design					(\$125,000)			(\$125,000)
April 8, 2024 STM Appropriations								
Art 6 - Additional Set-aside Open Space				(\$6,806)				(\$6,806)
Art 6 - Additional Set-aside Community Housing				(\$6,806)				(\$6,806)
April 8, 2024 ATM Appropriations								
Art 12 - Community Housing Set-aside (10%)						(\$284,381)		(\$284,381)
Art 12 - Historic Resources Set-aside (10%)						(\$284,381)		(\$284,381)
Art 12 - Open Space Set-aside (10%)						(\$284,381)		(\$284,381)
Art 12 - Administrative Expenses (2.5%)						(\$71,095)		(\$71,095)
Art 12 - Debt Service - Athletic Fields						(\$261,800)		(\$261,800)
Art 12 - SAIL Home at 309 Country Way			(\$1,000,000)					(\$1,000,000)
Art 12 - HS Tennis Court Construction				(\$299,353)		(\$1,657,770)		(\$1,957,123)
Art 12 - Bailey Ellis House Renovation - Part II	(\$22,884)							(\$22,884)
								\$0
Available Balance	\$ 15,333	\$ 211,089	\$ 115,743	\$ 196,609	\$388,368	(\$0)	\$ -	\$ 927,142

Scituate CPC State Match

Scituate CPA	State Grant
Year	State Match
2004	632,644
2005	686,222
2006	721,362
2007	785,869
2008	843,940
2009	683,297
2010	376,762
2011	299,907
2012	299,740
2013	321,446
2014	648,377
2015	407,734
2016	396,304
2017	310,246
2018	273,119
2019	320,322
2020	417,101
2021	513,095
2022	827,106
2023	780,918
2024	458,596
	\$11,004,223



Projects to be Rescinded

All projects below are completed and the remainder of funds allocated are being rescinded with the exception of the Wheeler Park Windows project. Funding for that project was secured elsewhere by the Housing Authority, eliminating the need for CPA funding.

2017	25177917	589000	O634B Trail Mapping & Signage	\$	14.22
2017	25177917	589000	R1110 Creation of Senior Housing	\$	571.08
2019	25177919	589000	H121B Stockbridge Grain Chest and Misc Documents	\$	5,557.77
2020	25177920	589000	H8-02 Closing costs Mordecai Lincoln	\$	51.57
2021	25177921	589000	H6-4 Archives Documentation	\$	2,841.23
2021	25177921	589000	R12-9 Thoreau's Way	\$	5,413.13
2022	25177922	589000	H12-8 TOWN ARCHI	\$	1,200.00
2017	25177917	589000	O63-4 Parking Areas Access	\$	29,928.12
2021	25177921	589000	R12-8 TRAIL PARK	\$	11,816.44
2022	25177922	589000	O65 DAMON ACCESS	\$	4,158.92
2022	25177922	589000	R63 MOBI MATS	\$	52.38
2021	25177921	589000	R12-7 Cedar Point Benches	\$	2,300.50
2021	25177921	589000	O6-7 LAND ACQ Border Street	\$	5,214.09
2022	25177922	589000	R1209 FEASIBILIT Study Tennis Courts	\$	1,235.00
2023	25177923	589000	A2311 WHEELER PARK WINDOWS	\$	548,924.00
				\$	619,278.45

April 2024 Projects

1. Bailey Ellis House Renovation Part II - \$22,884
2. High School Tennis Courts - \$1,957,123.02
3. SAIL Housing Project - \$1,000,000

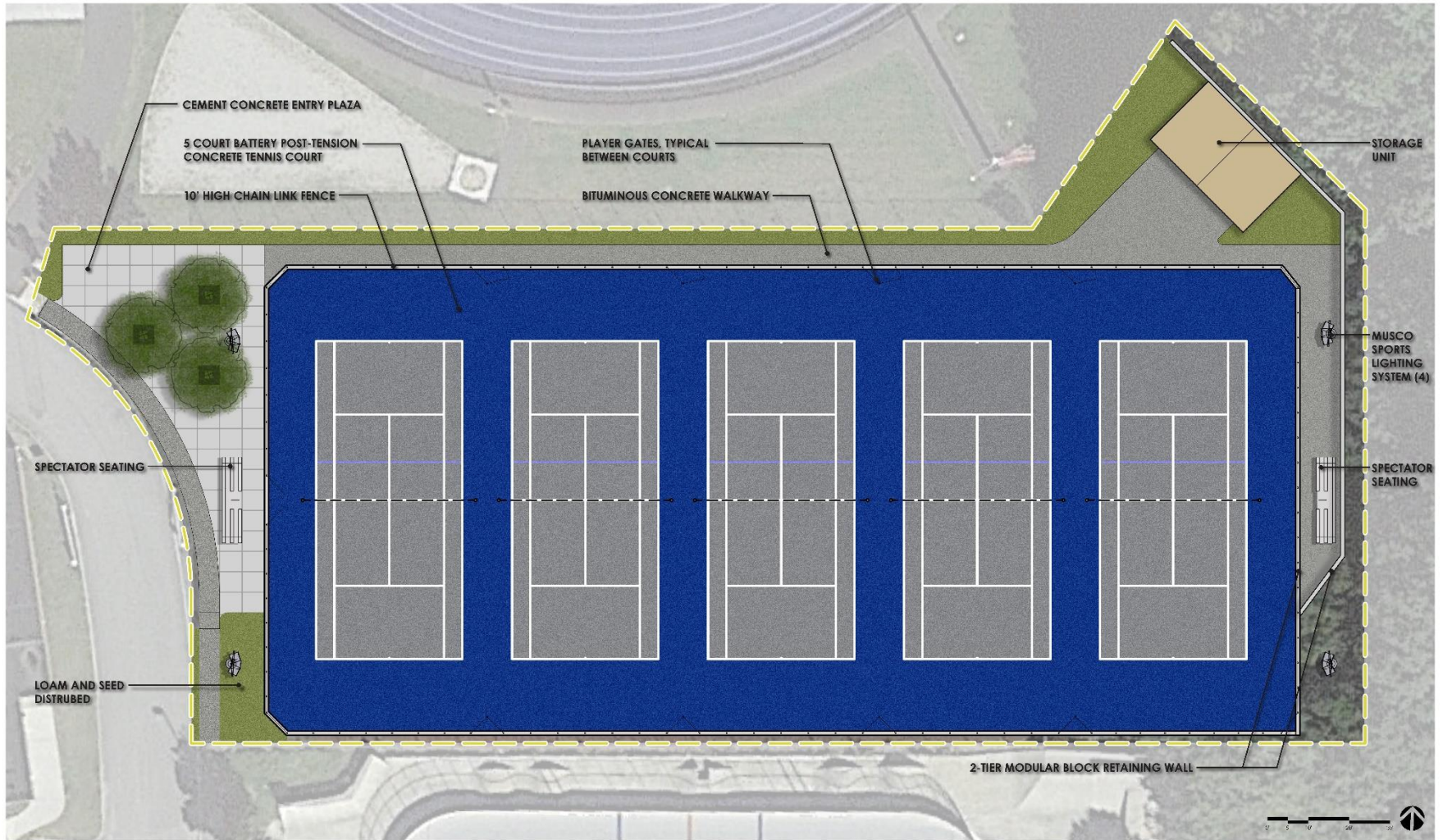
2023 Projects Withdrawn or Tabled

- Pickleball Court (Spring)
- Recreation Building Track Renovation
- James Landing Invasive Species Removal

Bailey Ellis House Renovation Part II - \$22,884

- Request from Scituate Arts Association to cover shortfalls from the 2022 funding request for the Bailey-Ellis Windows, Tower and Door Restoration Project.
- Continuation of the 2022 project with updated expenses needed to finish the final phase.
- Additional funds request due to cost increase, additional damage found in the tower during window restoration and the high cost of staging.
- Increased costs due to:
 - Historic nature of the house
 - Recommendations in the Secretary of the Interior's Standards for the Treatment of Historic Properties
 - Height of the tower and the complex nature of the work overall that is required to preserve the tower, requiring specialized craftsman
- Scituate Arts Association is providing \$15,000 to cover overages as needed.
- Expected cost - \$22,884 contingency \$15,000 by SSA
- Unanimously voted for by CPC

High School Tennis Courts - \$1,957,123.02



Scituate Tennis Feasibility/Option 2

Town of Scituate | Scituate, MA

High School Tennis Courts - \$1,957,123.02

- Scituate Recreation Department is requesting funds for the construction of five (5) new tennis courts at the existing tennis court location at Scituate High School.
- The high school currently has four courts that are in serious disrepair and could be considered unsafe for play.
- Also includes:
 - Spectator seating
 - Handicapped access
 - Lighting for the courts
 - New surfacing
 - Wind screens
 - Fencing, a
 - Tennis backboard, bleachers and
 - A 20'x 10' storage unit.
- The project would allow for the high school to hold MIAA matches with the proposed five courts at the high school.
- There is a contingency of \$174,743 included in the request for funds.
- *The Community Preservation Committee voted unanimously to approve this request.*

SAIL Housing Project - \$1,000,000



SAIL Housing Project - \$1,000,000

- \$3.3M project to create housing at 809 Country Way in Scituate.
- Property purchased by SAIL (Supported Access to independent Living) on October 24, 2023 for \$1,595,000.
- This property approximately 8,000 sq ft of current office and warehouse space that will house multiple uses to create a truly integrated community development.
- SAIL Home was formed by parents and supporters of adults with intellectual developmental disabilities (IDD) and/or autism with the vision of creating supported community-living that includes housing, employment, and socialization.
- The building will be repurposed to include:
 - Four residential units configured into 1/2/3 bedrooms accommodating up to 8 individuals (aged 24 and up) with IDD and/or autism.
 - A Community Center with a kitchen, exercise studio, and media room. It is expected the community center will be available for classes and social gatherings to other local organizations.
 - A Remote Support Monitoring (RSM) office that will house a 24/7 call center to provide real-time support services to the individuals residing in the building and up to 50 individuals with disabilities in the surrounding community. If more assistance is needed, a support person will be dispatched to their location.
 - Commercial space for rental purposes. It is expected there will be space for a local non-profit as a tenant.

SAIL Housing Project - \$1,000,000

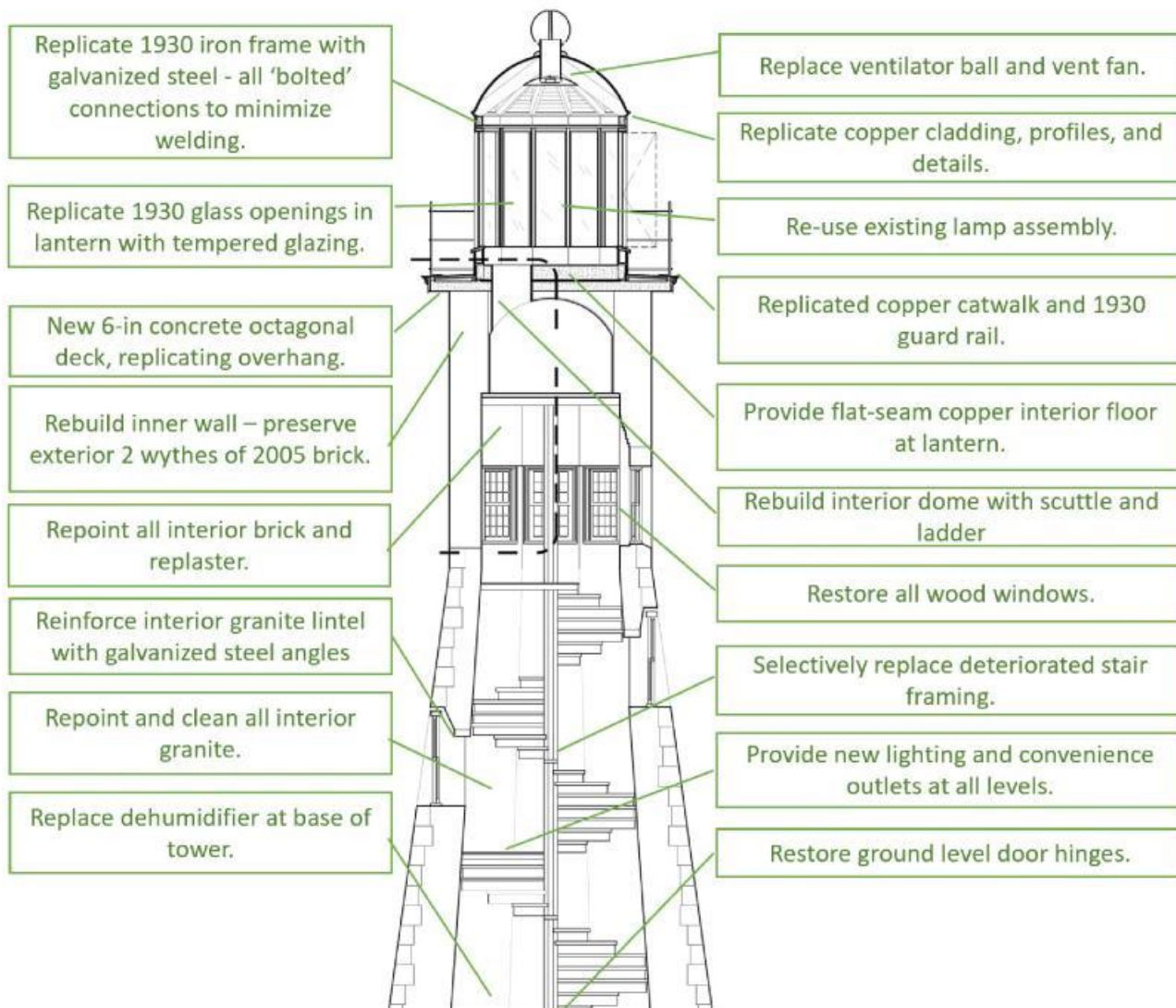
- SAIL Home is in the process of securing the remaining \$2.3M in funding via a variety of sources including:
 - Private Donations
 - Fundraising
 - Grants (2024-2025) \$250K
 - DHCD Underutilized Building app in 2024 \$400K
 - HUD 811 Disability application 2/2024 \$800K
 - FHLB Boston AHP Application 3/2024 \$400K
 - Fox Rock Foundation
 - Disability Opportunity Fund
 - Flatley Foundation
 - EOHHS application in for start up of Call Center
- Will serve residents whose families will live within 30 minutes of the development including several from Scituate.
- The timeline is to secure funding in 2024, start construction mid-2024 and have residences ready for occupation in March/April 2025.
- *The Community Preservation Committee voted unanimously to approve this request.*

Thank You



HISTORIC SCITUATE LIGHTHOUSE RESTORATION

Project Scope (Mar. 09, 2023)



POMRO
ASSOCIATES



YEAR TO DATE BUDGET REPORT

FOR 2021 13

Revised includes prior year encumbrances

JOURNAL DETAIL 2021 1 TO 2021 12

ACCOUNTS FOR:	ORIGINAL	REVISED					AVAILABLE	PCT
0001 GENERAL FUND	APPROP	BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	BUDGET	USED	
0182 ECONOMIC DEVELOPMENT COMMISSION								
1182520 Econ Develop - Purchase of Ser								
1182520 530900 TECHNICAL SERVICES	28,500.00	30,360.00	9,826.00		.00	.00	20,534.00	32.4
2021/03/000145 09/10/2020 API	250.00 VND	003537 IN 3537-STAT14PROJ1703						172782
2021/04/000175 10/08/2020 API	7,249.08 VND	017394 IN 17394-EDC201006-01						174021
2021/05/000454 11/19/2020 API	250.00 VND	003537 IN 3537-STAT5PROJ1703						175903
2021/06/000420 12/17/2020 API	1,701.00 VND	001000 IN 1000-00047527						176563
2021/07/000217 01/07/2021 APM	-7,249.08 VND	017394 IN 17394-EDC201006-01						
2021/10/000344 04/13/2021 API	125.00 VND	003537 IN 3537-1703						179572
2021/12/000748 06/22/2021 API	7,500.00 VND	005411 IN 5411-9217						181799
1182520 532100 MEETINGS	1,000.00	1,000.00	.00		.00	.00	1,000.00	.0
1182520 534300 PRINTING	1,500.00	1,500.00	.00		.00	.00	1,500.00	.0
TOTAL Econ Develop - Purchase	31,000.00	32,860.00	9,826.00		.00	.00	23,034.00	29.9%
TOTAL ECONOMIC DEVELOPMENT COM	31,000.00	32,860.00	9,826.00		.00	.00	23,034.00	29.9%
TOTAL GENERAL FUND	31,000.00	32,860.00	9,826.00		.00	.00	23,034.00	29.9%
TOTAL EXPENSES	31,000.00	32,860.00	9,826.00		.00	.00	23,034.00	

YEAR TO DATE BUDGET REPORT

FOR 2022 13

Revised includes prior year encumbrances

JOURNAL DETAIL 2022 1 TO 2022 12

ACCOUNTS FOR:	ORIGINAL	REVISED					AVAILABLE	PCT
0001 GENERAL FUND	APPROP	BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	BUDGET	USED	
0182 ECONOMIC DEVELOPMENT COMMISSION								
1182520 Econ Develop - Purchase of Ser								
1182520 530900 TECHNICAL SERVICES	34,500.00	48,023.77	45,205.52		.00	.00	2,818.25	94.1
2022/01/000263 07/12/2021 API	27,900.00 VND	005431 IN 5431-21-1723			PIONEER PRODUCTION S	Viewpoint Project		182355
2022/01/000629 07/27/2021 API	425.00 VND	001605 IN 1605-SV#21-101			JANE HIGGINS NORTON	Design Services fo		182745
2022/01/000629 07/27/2021 API	1,425.00 VND	001605 IN 1605-SV#21-102			JANE HIGGINS NORTON	Design Services fo		182745
2022/02/000151 08/03/2021 API	144.52 VND	000008 IN 8-BLAKE 6.24.21			REFUND	Scituate Visitors		182937
2022/02/000151 08/03/2021 API	135.00 VND	000008 IN 8-MCMILLEN 3.10.21			REFUND	Scituate Visitors		182940
2022/02/000151 08/03/2021 API	199.00 VND	005446 IN 5446-234FO6FS-0001			JAM START LTD	Scituate Visitors		182886
2022/02/000188 08/04/2021 API	130.00 VND	019536 IN 19536-T035973P			MARIE FLAHERTY	Marketing for Car		182903
2022/02/000305 08/09/2021 API	800.00 VND	005534 DOC112237 JORGE ALBERTO JOB			Performer Band Stand Series			
2022/02/000457 08/10/2021 APM	-800.00 VND	005534 DOC112237 JORGE ALBERTO JOB			Performer Band Stand Serie2021			
2022/02/000467 08/10/2021 API	800.00 VND	000008 IN 8-RIBEIRO-DRAY			REFUND	Performer Band Sta		183134
2022/02/000870 08/24/2021 API	100.00 VND	001605 DOC113257 JANE HIGGINS NORTON			Scituate Visitors Center - EDC			
2022/02/000918 08/25/2021 API	7,500.00 VND	005411 IN 5411-8692			SPERLING INTERACTIVE	Scituate Visitors		183575
2022/02/000918 08/25/2021 API	1,197.00 VND	005411 IN 5411-8692			SPERLING INTERACTIVE	Scituate Visitors		183575
2022/02/000932 08/26/2021 APM	-100.00 VND	001605 DOC113257 JANE HIGGINS NORTON			Scituate Visitors Center -2022			
2022/03/000006 09/01/2021 API	100.00 VND	001605 IN 1605-REIMBBANNER-SVC			JANE HIGGINS NORTON	Scituate Visitors		183698
2022/05/000603 11/30/2021 API	5,000.00 VND	001990 IN 1990-Heritage Days21			SCITUATE CHAMBER OF	EDC reimbursement		186205
2022/09/000517 03/16/2022 API	250.00 VND	003537 IN 3537-1703 FEB22			THEODORE B BROVITZ	MASTER PO - Ted B		188837
1182520 532100 MEETINGS	1,000.00	1,000.00	.00		.00	.00	1,000.00	.0
1182520 534300 PRINTING	1,500.00	1,500.00	.00		.00	.00	1,500.00	.0
TOTAL Econ Develop - Purchase	37,000.00	50,523.77	45,205.52		.00	.00	5,318.25	89.5%
TOTAL ECONOMIC DEVELOPMENT COM	37,000.00	50,523.77	45,205.52		.00	.00	5,318.25	89.5%
TOTAL GENERAL FUND	37,000.00	50,523.77	45,205.52		.00	.00	5,318.25	89.5%
TOTAL EXPENSES	37,000.00	50,523.77	45,205.52		.00	.00	5,318.25	

YEAR TO DATE BUDGET REPORT

FOR 2023 13

JOURNAL DETAIL 2023 1 TO 2023 12

ACCOUNTS FOR:	ORIGINAL	REVISED					AVAILABLE	PCT
0001 GENERAL FUND	APPROP	BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	BUDGET	USED	
0182 ECONOMIC DEVELOPMENT COMMISSION								
1182520 Econ Develop - Purchase of Ser								
1182520 530900 TECHNICAL SERVICES	46,000.00	46,000.00	36,173.86	.00	.00	9,826.14	78.6	
2023/01/000441 07/21/2022 API	1,250.00 VND 001605	IN 1605-TS#22-1001	JANE HIGGINS NORTON	Sea Scituate - Vid	192426			
2023/01/000533 07/28/2022 API	1,000.00 VND 006615	IN 6615-WEBPAGE	SOUTH SHORE IRISH	South Shore Irish	192647			
2023/02/000068 08/04/2022 API	677.90 VND 014882	IN 14882-114-13241479	United Site Services	Port-a-potty North	192940			
2023/02/000516 08/25/2022 API	10,000.00 VND 001990	IN 1990-DETAILREIMBFY23	SCITUATE CHAMBER OF	Scituate Chamber o	193456			
2023/03/000003 09/01/2022 API	338.00 VND 001605	IN 1605-SCV#22-203	JANE HIGGINS NORTON	SCITUATE VISITORS	193626			
2023/03/000003 09/01/2022 API	465.00 VND 001605	IN 1605-SCV#22-204	JANE HIGGINS NORTON	SCITUATE VISITORS	193626			
2023/03/000003 09/01/2022 API	588.99 VND 005411	IN 5411-10392	SPERLING INTERACTIVE	SCITUATE VISITORS	193656			
2023/03/000131 09/08/2022 API	595.40 VND 014882	IN 14882-114-13311334	United Site Services	United Site Servic	193809			
2023/03/000422 09/22/2022 API	1,500.00 VND 006839	IN 6839-2	CHRISTEN POOLE	EDC - Scituate V	194178			
2023/04/000048 10/06/2022 API	595.40 VND 014882	IN 14882-INV00996284	United Site Services	EDC - Porta-Potty	195151			
2023/04/000062 10/06/2022 API	455.06 VND 005411	IN 5411-11224	SPERLING INTERACTIVE	Scituate Visitors	195138			
2023/04/000494 10/27/2022 API	1,250.00 VND 001605	IN 1605-22-205	JANE HIGGINS NORTON	Scituate Visitors	195660			
2023/06/000155 12/08/2022 API	1,500.00 VND 006839	IN 6839-3	CHRISTEN POOLE	Scituate Visitors	197186			
2023/06/000539 12/22/2022 API	750.00 VND 006839	IN 6839-1662547585319	CHRISTEN POOLE	Scituate Visitors	197563			
2023/06/000539 12/22/2022 API	450.00 VND 007125	DOC140484 PLYMOUTH COUNTY DEV	Scituate Visitors Center - EDC					
2023/06/000545 12/22/2022 APM	-450.00 VND 007125	DOC140484 PLYMOUTH COUNTY DEV	Scituate Visitors Center -2023					
2023/07/000376 01/19/2023 API	935.15 VND 005411	IN 5411-11633	SPERLING INTERACTIVE	Scituate Visitors	198353			
2023/07/000376 01/19/2023 API	750.00 VND 006839	IN 6839-1662547585323	CHRISTEN POOLE	Scituate Visitors	198283			
2023/08/000504 02/23/2023 API	300.00 VND 001605	IN 1605-23-301	JANE HIGGINS NORTON	Scituate Visitors	199121			
2023/09/000030 03/02/2023 API	1,167.00 VND 006839	IN 6839-1662547685328	CHRISTEN POOLE	Scituate Visitors	199280			
2023/11/000111 05/04/2023 API	450.00 VND 005411	IN 5411-12078	SPERLING INTERACTIVE	Sperling Interacti	201118			
2023/11/000431 05/18/2023 API	600.00 VND 001605	IN 1605-23-302	JANE HIGGINS NORTON	Scituate Visitors	201552			
2023/11/000431 05/18/2023 API	675.00 VND 001605	IN 1605-23-304	JANE HIGGINS NORTON	Scituate Visitors	201552			
2023/11/000431 05/18/2023 API	750.00 VND 006839	IN 6839-1662547585331	CHRISTEN POOLE	Scituate Visitors	201497			
2023/12/000007 06/01/2023 API	600.00 VND 001605	IN 1605-svc #23-303	JANE HIGGINS NORTON	EDC - Scituate V	202040			
2023/12/000007 06/01/2023 API	17.15 VND 014882	IN 14882-INV-01132768	United Site Services	Porta-potty - EDC	202098			
2023/12/000121 06/08/2023 API	750.00 VND 006839	IN 6839-1662547585335	CHRISTEN POOLE	EDC - Scituate Vis	202580			
2023/12/000293 06/15/2023 API	600.00 VND 001605	IN 1605-SVC#23-306	JANE HIGGINS NORTON	EDC for Scituate V	202847			
2023/12/000293 06/15/2023 API	600.00 VND 001605	IN 1605-SVC#23-305	JANE HIGGINS NORTON	EDC for Scituate V	202847			
2023/12/000293 06/15/2023 API	113.17 VND 014882	IN 14882-INV-01738524	United Site Services	EDC - North Scitua	202952			
2023/12/000489 06/22/2023 API	2,540.00 VND 005411	IN 5411-12528	SPERLING INTERACTIVE	EDC for Scituate V	203141			
2023/12/000489 06/22/2023 API	750.00 VND 006839	IN 6839-1662547585337	CHRISTEN POOLE	EDC for Scituate V	203059			
2023/12/000489 06/22/2023 API	1,509.49 VND 018409	IN 18409SPDISPLA6-20-23	Rockland Trust Compa	Kiosk	203132			
2023/12/000723 06/29/2023 API	150.00 VND 000008	IN 8-2844TOUCHSTY6-9-23	REFUND	EDC for Scituate V	205954			
2023/12/001273 06/30/2023 API	1,450.00 VND 001605	IN 1605-23-305	JANE HIGGINS NORTON	EDC for Scituate V	203726			
2023/12/001273 06/30/2023 API	501.15 VND 014882	IN 14882-INV-01823330	United Site Services	Porta- Potty - EDC	203787			
TOTAL Econ Develop - Purchase	46,000.00	46,000.00	36,173.86	.00	.00	9,826.14	78.6%	

YEAR TO DATE BUDGET REPORT

FOR 2024 13

JOURNAL DETAIL 2024 1 TO 2024 12

ACCOUNTS FOR:	ORIGINAL	REVISED					AVAILABLE	PCT
0001 GENERAL FUND	APPROP	BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES		BUDGET	USED
0182 ECONOMIC DEVELOPMENT COMMISSIO								
1182520 Econ Develop - Purchase of Ser								
1182520 530900 TECHNICAL SERVICES	46,000.00	46,000.00	4,262.29		.00	9,500.00	32,237.71	29.9
2024/02/000295 08/17/2023 API	501.15 VND	014882 IN 14882-inv-01904560				United Site Services North Scituate Por		205212
2024/02/000425 08/24/2023 API	625.00 VND	001605 IN 1605-ToS-EDC-#23-201				JANE HIGGINS NORTON Design of Online A		205329
2024/03/000083 09/07/2023 API	4,250.00 VND	005260 IN 5260-3655				COASTAL EXCAVATION North Scituate Kio		205620
2024/03/000224 09/14/2023 APM	-99.00 VND	000008 IN 8-2844TOUCHSTY6-9-23				REFUND EDC for Scituate V		
2024/03/000333 09/21/2023 API	501.15 VND	014882 IN 14882-INV-01988031				United Site Services North Scituate Por		206096
2024/04/000333 10/19/2023 API	283.99 VND	014882 IN 14882-O-746433				United Site Services North Scituate Por		206924
2024/05/000615 11/27/2023 CRP	-1,800.00 REF	145				Coastal Excavation		
TOTAL Econ Develop - Purchase	46,000.00	46,000.00	4,262.29		.00	9,500.00	32,237.71	29.9%
TOTAL ECONOMIC DEVELOPMENT COM	46,000.00	46,000.00	4,262.29		.00	9,500.00	32,237.71	29.9%
TOTAL GENERAL FUND	46,000.00	46,000.00	4,262.29		.00	9,500.00	32,237.71	29.9%
TOTAL EXPENSES	46,000.00	46,000.00	4,262.29		.00	9,500.00	32,237.71	

THE OBJECTIVE OF 3A COMPLIANCE

“If Massachusetts is to remain a desirable place for individuals, families, and businesses, then we need to confront the housing crisis together. **This law is not a housing production mandate. It is all about setting the table for more transit-oriented housing** in the years and decades ahead—which is not just good housing policy, but good climate and transportation policy, too.”

Source: Letter from EOHED Secretary and DHCD Undersecretary

ZONING FOR UNIT CAPACITY

“Minimum unit capacity is a measure of whether a multi-family zoning district is of a reasonable size, not a requirement to produce housing units. Nothing in Section 3A or these guidelines should be interpreted as a mandate to construct a specified number of housing units, nor as a housing production target. Demonstrating compliance with the minimum multi-family unit capacity requires only that an MBTA community show that the zoning allows multi-family housing as of right and that a sufficient number of multi-family housing units could be added to or replace existing uses and structures over time—even though such additions or replacements may be unlikely to occur soon.”

Source: Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act, issued by DHCD

Community	Community category	2020 Housing Units	Minimum multi-family unit capacity*	Minimum land area**	Developable station area***	% of district to be located in station area
Scituate	Commuter Rail	8,260	1,239	50	373	40%

ADDITIONAL STATUTORY REQUIREMENTS

- EOHLC revised the Guidelines to receive some credit for mixed-use development zoning districts (August 10, 2023).
- Allow “offset” of up to 25% of the unit capacity of a mixed-use zoning district that requires a ground floor non-residential component.
- Only available in approved locations (e.g. village-style or downtown development).
- Must seek approval no less than 90 days prior to town meeting vote.
- Mixed-use can only be required on the ground floor, and not more than 33% of overall square footage
- No minimum parking for commercial uses allowed.
- Maximum 10% affordability by-right without a Financial Feasibility Analysis

CAPACITY OF MMUs

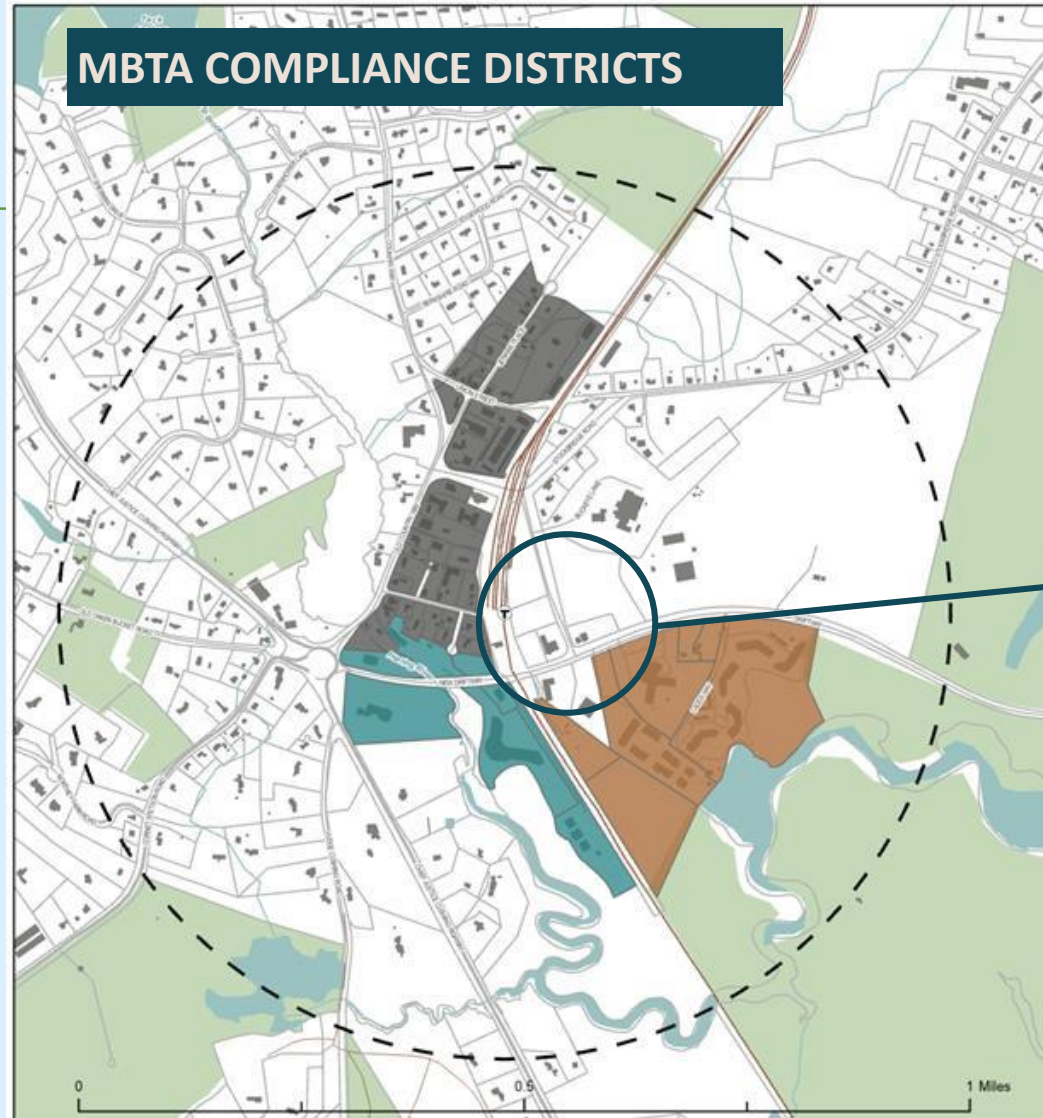
Current Zoning

Data Metric	District 1	District 2	Totals
	North Scituate Village - Village Center	Greenbush-Driftway Gateway - New Driftway Transit Village Subdistrict	
District Name			
Modeled Unit Capacity	411	181	592
Dwelling Units per Acre Limit	205	152	357
District Unit Cap Limit			0
Max Lot Coverage Limit	1,422	1,325	2,746
Lot Area per Dwelling Unit Limit			0
Max Units per Lot Limit	411	181	592
FAR Limit			0
Final Unit Capacity per District	145	64	209



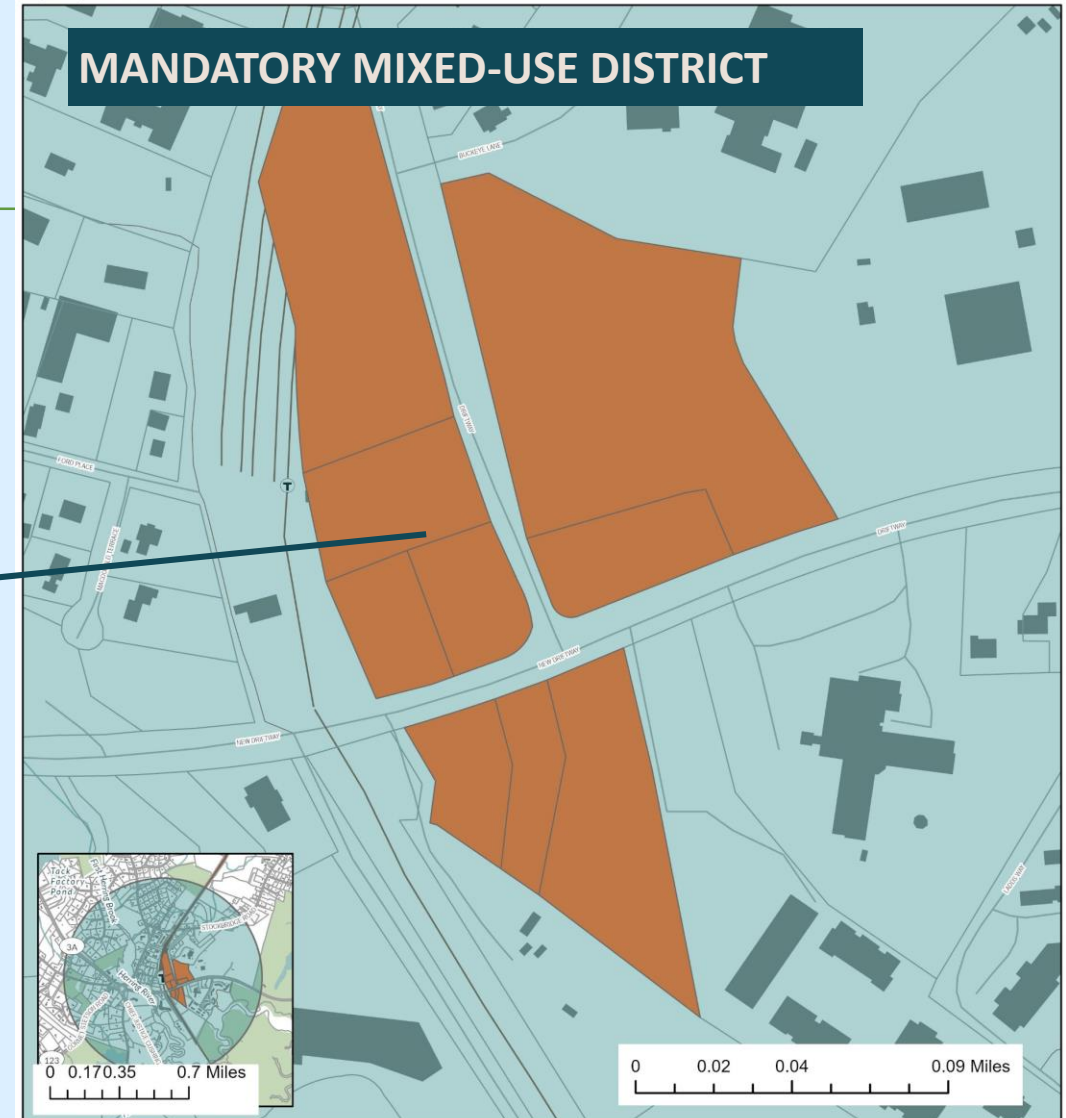
- **Current minimum multi-family unit capacity:** 1,239
- **When considering MMU capacity offset:** 209 offset, or 1030

MBTA COMPLIANCE DISTRICTS



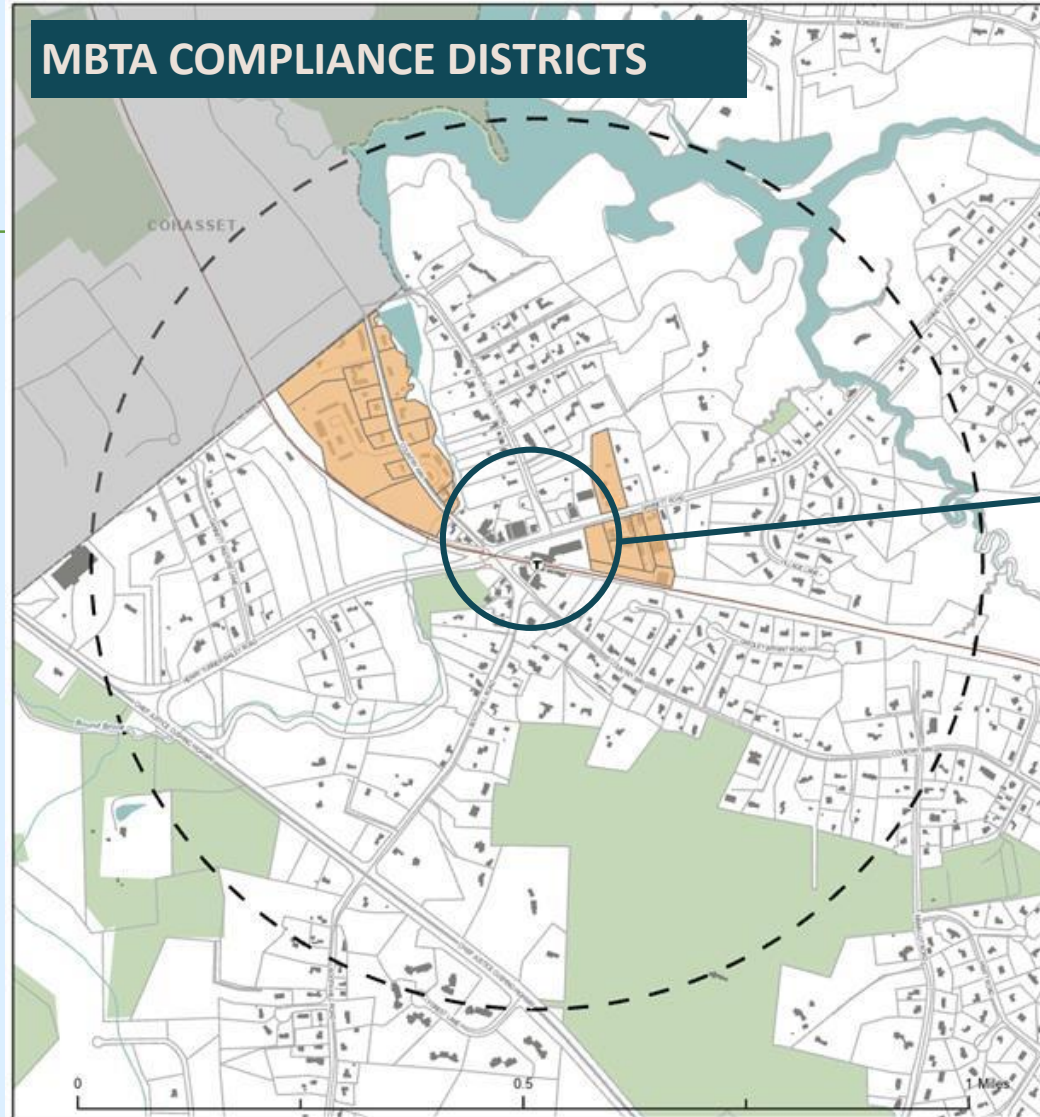
Sources: MassGIS, MassDEP,
MAPC Trailmap

MANDATORY MIXED-USE DISTRICT



Sources: MassGIS, MassDEP,
MAPC Trailmap

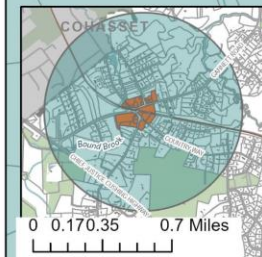
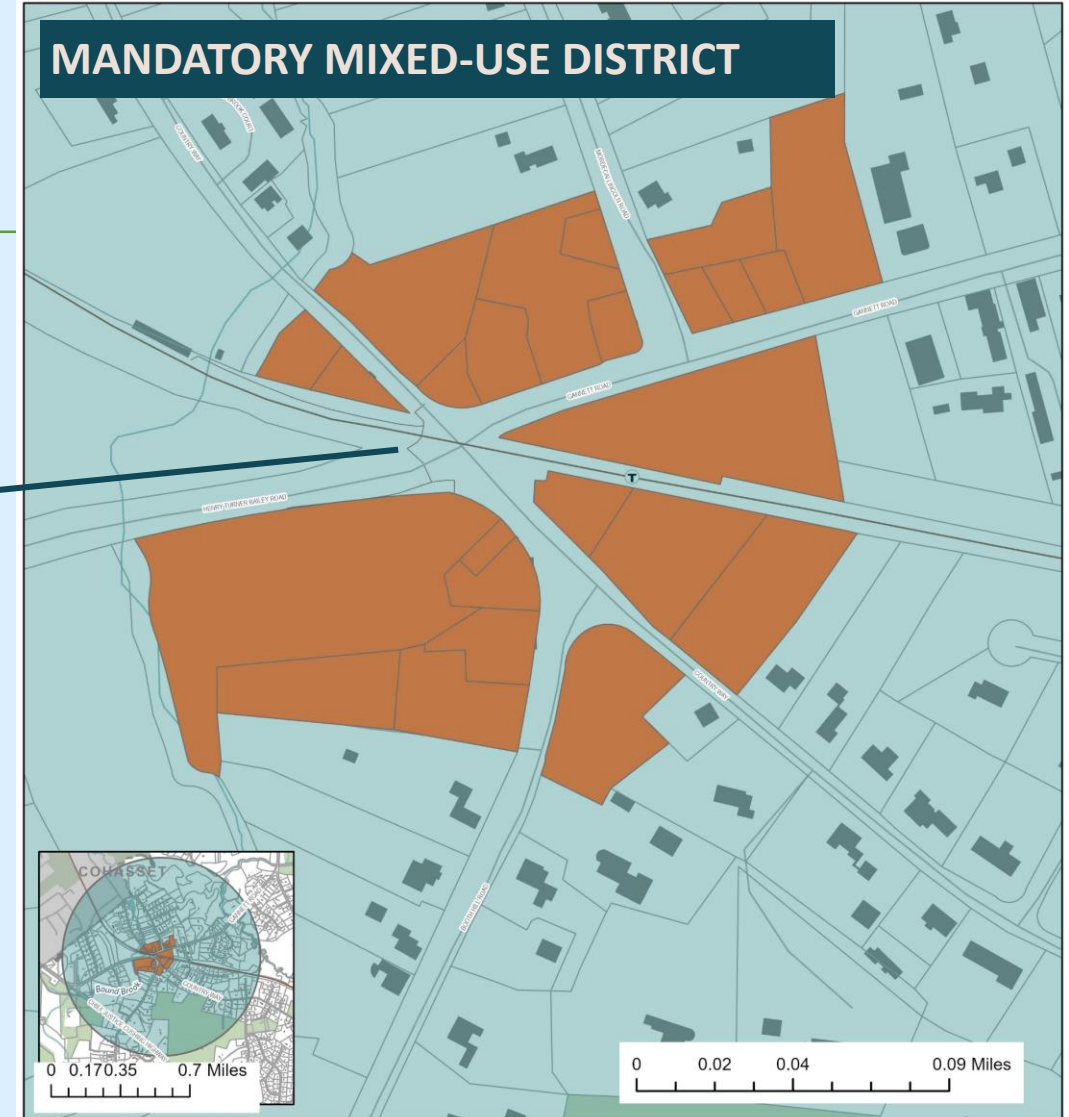
MBTA COMPLIANCE DISTRICTS



- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open
- North Scituate Outer Village
- Transit 1/2 Mile Buffer

Sources: MassGIS, MassDEP, MAPC Trailmap

MANDATORY MIXED-USE DISTRICT



- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open space
- Commuter Rail Station
- North Scituate Village Center
- .5 mile Station Buffer

Sources: MassGIS, MassDEP, MAPC Trailmap

ZONING CHANGE

TABLE 2 – VCN RESIDENTIAL DENSITY BY BUILDING TYPE & DISTRICT								
RESIDENTIAL/MIXED USE BUILDINGS		D.U.s PER ACRE (BY RIGHT/BY SPECIAL PERMIT)						
		Greenbush-Driftway Gateway					North Scituate Village	
		GWB	NRN	GVC	DBP/NRCR/DCR	NDTV	VC	OV
		Y/SP	Y/SP	Y/SP	Y/SP	Y/SP	Y/SP	Y/SP
MDB	Mixed Use Buildings – Current Unit Zoning	12/24	12/24 ³	12/24	NA	16/36	12/24	12/24
MDF	Multi-Family Buildings – Current Unit Zoning	12/24	12/24 ³	12/24	NA	16/36	NA	15/24
	Multi-Family Buildings - Proposed Unit Zoning Changes	15/24	15/24	15/24	NA	16/36	NA	15/24

CHANGES TO ZONING (NOT INCLUSIVE)

- Replace DHCD with EOHLC throughout the Bylaw
- Section 200 Definitions – Adding pertinent definitions related to Section 3A/MBTA Communities
- Section 310, Types of Districts – add Mandatory Mixed-Use District under VCN (NDTV and NSV-VC)
- Section 420, Table of Use Regulations – Multi-family must be allowed by right in all districts, currently allowable by Special Permit in GWB.
- Clarify Multifamily Dwelling Complex vs. MFD - remove Section 430.3 Multifamily Dwelling Complex
- Section 580.2 – Clarify location of Pedestrian Frontage Zone
- Section 580.4, VCN Residential Density – revise by right densities in the GDG - NRN, GVC and GWB (Greenbush).

CHANGES TO ZONING (NOT INCLUSIVE) – CONT'D

- Section 580.9.B, North Scituate Village – update the location of the pedestrian frontage zone.
- Section 580.8, Affordable Housing requirements – allow for 10% affordable in the VCN by-right projects only
- Section 580.9, VCN Districts and Development standards – updates to purposes of compliant subdistricts.
- Section 760 Parking – Eliminate commercial parking in VCN for Mixed-use District ONLY for by-right developments.

FAILURE TO COMPLY

Failure to comply makes the community ineligible for funds from:

- MassWorks Infrastructure Program
 - Housing Choice Grants
 - Local Capital Fund Projects
 - Community Planning Grants
 - Massachusetts Downtown Initiative
 - Urban Agenda
 - Rural and Small Town Development Fund
 - Brownfields Redevelopment Fund, Mass Development
 - Site Readiness Program
 - Underutilized Properties Program, Mass Development
 - Collaborative Workspace Program, Mass Development
 - Real Estate Services Technical Assistance, Mass Development
 - Commonwealth Places Programs, Mass Development
 - Land Use Planning Grants
 - Local Acquisitions for Natural Diversity (LAND) Grants
 - Municipal Vulnerability Preparedness(MVP) Planning and Project Grants
- Informs funding decisions by EOHED, EOHLC, the MBTA, and other state agencies which consider local housing policies when evaluating discretionary grant programs.

