

## **CPC Meeting Minutes**

March 12, 2018

Public Safety Facility

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

**Other Attendees:** Scituate Recreation/Scituate Athletics – Maura Glancy, Bill Lurette, and Art Eddy, landscape architect; Brad Washburn

Meeting was called to order at 7:00 pm

**Approval of Agenda:** A MOTION was made by Mr. Coulter to accept the agenda; Seconded by Ms. Scott Pipes; All in favor (6/0)

**Approval of January 22, 2018 Minutes:** A MOTION was made by Mr. Coulter to accept the 1/22/18 minutes as written; Seconded by Mr. Meyerson; All in favor (6/0)

### **DISCUSSIONS**

#### **Discuss/Vote Design & Engineering for High School Complex (\$418,900)**

Discussion – Maura Glancy said that the design and engineering for the entire complex will cost \$418,900 (Phase 1 – \$109,000; Phase 2 - \$309,900). Mr. Eddy discussed some of the issues and design ideas (i.e. water retention systems) and explained that the budget includes permitting right through construction.

The board confirmed that the boys JV baseball field is not part of this design.

Vote – A MOTION was made by Ms. Scott Pipes to bring before Town meeting a proposal for design and engineering for the High School Complex fields for \$418,900; Seconded by Mr. Meyerson; All in favor (6/0).

#### **Discuss/Vote High School High School Track and Field Construction**

Discussion: Ms. Glancy and Mr. Eddy explained that the original proposal for Phase 1 of \$1.7M is now \$1,598,000 and includes the turf and track and ADA compliant home bleachers. Ms. Glancy reminded the board that they eliminated the press box, visitor's bleachers and storage from this application. The board asked for the application to be amended to reflect this new number. Currently, the numbers do not add up.

Mr. Meyerson suggested that the relevant boards who have not yet voted on the application need to approve the plan prior to CPC's vote. He also would like to see more concise numbers on the application. Ms. Connolly said that the funding mechanisms for this project will be broader than CPC and suggested that the Board of Selectmen and the Superintendent of Schools will also need to have input.

After additional discussions regarding the scope of this project and the expected construction start of summer 2019, the board and the applicants agreed to wait until the Special Town Meeting in the fall.

Vote: A MOTION was made by Mr. Coulter to table the vote until further notice when the numbers are clarified and the engineering report comes back; Seconded by Mr. Meyerson; All in favor (6/0).

There was an additional discussion about field maintenance, which is not included in the application. Ms. Curran explained that the new Town Administrator will be reviewing who is in charge of maintaining the fields for the Town.

**Discuss/Vote Rescissions** – Ms. Connelly handed out the proposed list of rescissions. There was no discussion. Vote results are as follows:

1. A MOTION was made by Mr. Meyerson to rescind \$7,012.20 from the 2013 Scenic Road Signs project; Seconded by Ms. Scott Pipes; All in favor (6/0).
2. A MOTION was made by Mr. Meyerson to rescind \$3,234.27 from the 2013 Harbor Walk Phase 2 project; Seconded by Ms. Scott Pipes; All in favor (6/0).
3. A MOTION was made by Mr. Meyerson to rescind \$5,848.50 from the 2015 Sailing Fleet Restoration project; Seconded by Mr. Coulter; All in favor (6/0).
4. A MOTION was made by Mr. Meyerson to rescind \$2,205 from the 2015 Lafayette Carriage Restoration project; Seconded by Ms. Scott Pipes; All in favor (6/0).
5. A MOTION was made by Mr. Meyerson to rescind \$960.70 from the 2015 Teak Sherman Garden Improvements project; Seconded by Mr. Coulter; All in favor (6/0).
6. A MOTION was made by Mr. Meyerson to rescind \$15,045.60 from the 2016 Hennessey Land Acquisition project; Seconded by Mr. Coulter; All in favor (6/0).

**Discuss/Vote First Cliff land acquisition (4.6 acres)**

Ms. Connolly said that she met with Mr. Washburn regarding this property. She reminded the Board that they had approved funding for the appraisal; it has been forwarded to the board. Mr. Washburn said that he had asked for two scenarios for the site: one with no developable potential (which is \$370,000) and one with a small house (which is \$830,000). With the acreage, a small house could be built on a small area of land.

Ms. Connolly noted that, since CPC has bought very little land on the east side of 3A, it was worth spending the money for the appraisals. She added that, in her opinion, CPC should do appraisals prior to bringing any land acquisitions to Town meeting; not the other way around.

Ms. Connolly informed the board that the Town of Plymouth and the Audubon Society recently bought 488 acres for \$2.3M or \$4,700 an acre. She said that this appraisal is way north of that amount, though it is a unique site with a lot of value.

Ms. Scott Pipes said that she had a meeting with some of the principals and she feels that it is too premature to bring this to Town meeting. She noted that, because it is on the harbor, it has more value but they need to do more research and review more options. There are also two parcels that about the property that may be subject to a taking: the ownership is unknown and taxes have not been paid for several years. Ms. Scott Pipes suggested tabling the vote, and added that they may only require an easement.

A MOTION was made by Ms. Scott Pipes to table the vote; Seconded by Mr. Meyerson; All in favor (6/0).

### **Old Business**

Mr. Washburn offered an update on the Open Space Plan. He said all the chapters but one have been completed. He needs some additional funding to finalize the plan. The board will vote on the funding at the next meeting in April, prior to the ATM.

The meeting was adjourned at 8:15 pm.

*Submitted by  
Mary Sprague, Administrative Assistant*

**Documents Submitted**  
***Recission List***