

Community Preservation Committee

November 22, 2010

Members Present; Mr. Bulman, Mr. Gates, Mr. Lane, Mr. Limbacher, Mr. Roberts, Mr. Scott, Mr. Wood, Mr. Snow (arrived at 7:24 PM)

I Call to Order 7:05 PM

II Acceptance of Agenda MOTION by Mr. Roberts, SECOND by Mr. Lane and unanimously voted 7-0 to accept the agenda as submitted.

III New Business – Application Hearings

1. Ellis House Preservation Plan, Janet Cornacchio; Ms. Cornacchio reminded the Members that the Ellis House is owned by the Town of Scituate and under the stewardship of the Scituate Arts Association (SAA). She explained that the SAA has been taking care of the property since the early 1970's with SSA funds and volunteer work. They have reached a point where they want to move forward as an organization and try to do more serious restoration. In 2008 the CPC voted to grant \$5,000 to the SAA for the purpose of applying for a listing on the Nation Register for Historic Places (NRHP) for the Ellis House. Ms. Cornacchio was able to report that the contract for that work was signed in late August; Wendy Fronterio was hired by the Scituate Historical Commission as the consultant. Ms. Fronterio has been in communication with the SAA and has begun to do the archival research necessary. Ms. Cornacchio estimates that Ms. Fronterio's work will be completed by the New Year. Ms. Cornacchio said in 2009 she began working with Dorr Fox, who is a circuit writer. He works with Preservation Mass, which is local grating body and The National Trust for Historic Restoration. His job is to go to buildings like the Ellis House, in local communities that need support, funding, suggestions, guidance, etc. It was Mr. Fox who suggested that the SAA apply to both the National Trust and the Preservation Mass for their small grants. As a result the SAA applied for funding to help with storm windows for the house and to help with chimney restoration. Ms. Cornacchio said that both grants were rejected because the organizations wanted the SAA to have an updated preservation plan first and encouraged the SAA to apply for funds for that instead. In May and June they did apply and the SAA was granted the funds. They received the full \$2,500 they applied for from the National Trust, and \$1,500 of the \$2,000 they applied for from Preservation Mass. Ms. Cornacchio explained that is the reason for the \$500 difference between the funding request on the application for eligibility and the formal application being presented now. The SAA does have the money in hand from the National Trust, and Preservation Mass reportedly has put the check in the mail. She continued saying the National Trust updated preservation fund grant will then allow the SAA to be able to go to a granting body and say this is current, this is what these folks recognized, it will give prioritization, and it will help the SAA separate out what they can do versus what they need a specialist for. Mr. Roberts, as the liaison to the project, said that a lot of work was need although he acknowledged that a lot of work had been done. He asked Ms. Cornacchio to explain the tenant arrangement. She said there were 7 studio spaces and a caretakers apartment. The SAA worked with Harbor Insurance to obtain liability coverage, they are called fee holders. They must be art association members and they pay a fee for the use of studio space. The caretaker is required to have their own personal liability insurance; they due pay rent although it is greatly reduced in exchange for yard maintenance and snow removal. Mr. Roberts confirmed that the funding request was to proceed with the rehab of the building; he stated that it is a great old building but had no idea what would be required or how much it would cost. Ms. Cornacchio answered that it would depend upon how much the SAA could get volunteer labor for and how much the materials cost. Mr. Bulman commented that many of the CPC members visited the building 2 years ago and, in his opinion, it will take hundreds of thousands of dollars worth of work and it may even exceed that. He asked to proceed with member's questions specifically related to this application. He sees this as a plan that would allow the SAA to apply for grants to do work. Questions he has are, what kind of grants are out there? What is needed for matching funds, if any? Mr. Scott asked how long they anticipated the plan would take? Ms. Cornacchio was told by Ms.

Frontiero that is should only take a few months, because she has already done a lot of the work for the application for the listing on the NRHP and she has a copy of the plan from 1989. Ms Cornacchio said assuming the CPC recommended the application and it passed, she could give Ms. Frontiero the go ahead right after Town Meeting because the SAA has the funds in place to pay for the first half, and then after July 1st they could pay the second half with these funds. At that point, the SAA would be looking at applying for 2012 grants from Mass Historical. Mr. Bulman mentioned that if the project got voted forward, the CPC could vote the funds out of reserves instead of current revenue. Mr. Scott asked why the SAA choose Ms. Frontiero and was told that both of the agencies that had given the SAA grant money recommended her and specified that if Ms. Frontiero was not available, to consult with them before going further. Mr. Wood asked Ms. Cornacchio if she could project where the plan, in an optimistic scenario, would lead, because the members who have visited the house know the massive amount of work necessary to restore it. Ms Cornacchio answered that functionally, the building could stay the way it is for a long time; the basic house is very strong. A new roof will be necessary in 5-10 years and painting the front of the house needs to be finished. Regardless of what happens, they (the SAA) will continue to restore the windows and install storm windows in order to make the house more cost effective to heat. They (SAA) are continuing to update the wiring. The hope is a bathroom can be installed on the second floor and a second furnace purchased for the caretaker's apartment. The chimneys need additional work and a new septic system will also be necessary. Mr. Bulman reiterated his big concern that a total restoration would cost hundreds of thousands of dollars and he doesn't see that the Town of Scituate, absent funding by the CPC could or would ever fund the restoration. Mr. Bulman said he would like to see any grants that the SAA anticipates they may apply for, what the programs are and what the reimbursement levels are. Ms. Cornacchio suggested that the Historical Commission could probably give the CPC a better idea about the grants; however, they continue to direct the SAA to the Mass Historical Commission who in turn continues require that a listing on the NRHP before the grant process can begin. Mr. Bulman explained further that there are grant programs that are funded and have money and programs that aren't. He would like some information on what programs have money and what percentage they will fund, as opposed to the programs that offer monies but because of budgetary cuts are not funded at this time. He supports the idea of the plan, but wants to know where it will get the SAA once completed. Mr. Gates asked for further information about the ownership of the property. Ms. Cornacchio explained that the SAA has the option to purchase the house, but they have avoided it because of the septic issue and also because then they would be solely responsible for the property, and additionally they wouldn't have full title because they can't convey it or mortgage it. So the SAA is asked to be the owner without any of the benefits. Mr. Gates followed-up by asking if that would have any impact on the SAA's ability to obtain grant monies. Ms. Cornacchio didn't think it would because they have already received the two smaller grants previously mentioned. Mr. Bulman agreed and said the Selectmen just need to vote to sponsor the grant. According to Ms. Cornacchio, Mr. Danehey spent time at a SAA meeting listening to their ideas and is very supportive and would like to see this project move forward. Mr. Limbacher's only comment was that this is consistent with previous conversations about giving the SAA the ability to help themselves. Mr. Bulman said that fact they raised \$4,000 by themselves was compelling. Mr. Bulman did state that the SAA probably wouldn't be able to apply for any of the grants for a year and what they have now may not be available then. Ms. Cornacchio said she has been encouraged to look at the Ford Foundation, but she feels it may be a little esoteric for the SAA. Mr. Bulman did say that there are private foundations that do grants, although they may be smaller amounts, they could certainly help. Ms. Cornacchio said the other possibility would be to apply to the CPC or another organization for funding for a professional grant person to look for grants. Mr. Lane asked if the Scituate Historical Society and the SAA had any relationship with regards to the building itself and was told no. Ms. Cornacchio said they would certainly be willing to work with the Historical Society, but her understanding was the Historical Society had a full plate. The SAA isn't looking for a full blown restoration with Victorian parlor frontage, because it wouldn't work for an art association, but they do want to respect the building for what it was built for and that's part of the reason for an updated plan. To figure out a way to honor its design and still make it functional in the 21st century for people who want to use it for creative venues.

2. Sculpture Restoration, Lucas Silva and Sonny Waldo; Mr. Silva provided color handouts of sculpture entitled Heritage of Freedom by the Sea. He gave a brief description of the four paneled steel and clay sculpture that was created for the Town of Scituate by Ms. Waldo for the 350th anniversary. It depicts many scenes from the Town's history and referred the members to the application for a more detailed description. He stated that the sculpture was a piece of historic significance to the Town of Scituate. Mr. Bulman informed Mr. Silva that according to the CPA, for anything to be considered historical, it has to be listed on the National Register or the Historical Commission has to inform the CPC that it is deemed historically significant. It's not a decision that the CPC makes. He went on to say that he informed the Town Administrator over a year ago, in response to an email he had received, that absent a determination from the Scituate Historical Commission that the sculpture was historically significant, the project wouldn't qualify for CPA funding. Mr. Bulman said he had spoken with Mr. Smith, the Chairman of the Scituate Historical Commission, and he's not sure that recommendation is forthcoming. Mr. Silva asked for clarification of the Commission, whether it is a Town or State body. Ms. Waldo asked if anyone knew what had become of Mrs. Laidlaw's information because she is who Ms. Waldo dealt with. Mr. Bulman reiterated the point that it's not the artistic value in question; the CPC needs confirmation from the Historical Commission that it's a historically significant artifact in order for it to qualify for CPA funds. Mr. Silva expressed his disappointment at not having been informed of these facts earlier. Ms. Waldo said the sculpture was funded by the Scituate Historical Society and private donations. Mr. Bulman said that the Historical Society is a private organization and their funding it doesn't make it historically significant.
3. Summer Street Forest, Mr. & Mrs. Donahue; Ms. Donahue stated that the land met the criteria of the CPC and the CPA; scenic roadway, land preservation and water supply. The Donahue's have a letter from the Cohasset Water Commission in support of the project. At this point they had not received anything from Mr. Rosen of the Scituate Water Resources Committee. Mr. Bulman did say that all applications with any possible impact to water resources are forwarded to the commission for their recommendations. Mr. Wood and Mr. Snow are the liaisons to this project. Mr. Wood asked Ms. Donahue to briefly identify the water storage site; he assumes the location is in the northwest corner of Scituate. She said that in regard to a water tower, this land is supposed to be the second highest elevation in the West End and there is access to it from Highland Crossing. If there was a need for a water storage facility, it would certainly make sense to put it there and run the pipes down Highland Crossing. Mr. Wood asked if anyone knew the status of last year's Town Meeting and the proposed land acquisition for a water tower in conjunction with the purchase of the Hennessey property. Both Mr. Bulman and Ms. Donahue said that they believe that the Selectmen are no longer pursuing this issue. Mr. Wood asked if the CPC had purchased that acre of land. Mr. Bulman said no and explained that the acre was taken out of the Town Meeting warrant for the CPC to buy it because the Selectmen were going to buy it separately, and then they didn't. Mr. Wood suggested that the Summer Street Forest piece of land would then be a serious candidate for a water tower. Ms. Donahue said they didn't know, but the CPC application said to mention all the different reasons this project could benefit the Town. It would seem because of the elevation and the access and the need for something in the West End it should be considered. She continued saying that they had not spoken with the DPW or the Water Dept. Mr. Snow asked why the assessed value was so low given the frontage. Ms. Donahue replied that they had received abatement; there is no water on the street and it was questionable as to the ability to develop the property because the wet lands which are towards the front. Additionally water would have to be brought to the site and that would be expensive. Perk tests were done 40 years ago, and they did come out well. At one point a developer was going to purchase the property but had some reverses. Ms. Donahue also stated that the Town doesn't have the parcel on any map so it's difficult to figure out. It does have right of way to an adjoining property, which will give you access to the rear property, which is high. There is frontage and upland in the back, so it's a question of how do you make that work. Mr. Snow asked if the CPC was being asked to purchase the parcel that's in Norwell as well. Ms. Donahue said that would make sense because it would protect the springs that are in the middle,

giving them a buffer. Mr. Snow asked about what appears to be an easement. Ms. Donahue explained that it was an old wood road that was part of the William Elm Litchfield land. It is an easement, a legal right of way that goes over to Summer St. Mr. Bulman suggested that a site walk be scheduled. Mr. Gates asked if there was a plan on file, the plan he is looking at references a lot one and a lot two, and asked for clarification as to what lot is being discussed. Ms. Donahue said it is lot one, lot two belongs to Mr. Hawthorn. Mr. Bulman asked Ms. Donahue to provide the CPC with a surveyors map. Mr. Scott asked if the wet lands had been delineated and was told no by the applicant.

4. Teak Sherman Community Garden; Gwen Morgan, John Belber, Lisa Bertola; Ms. Bertola explained that they (Sustainable Scituate; SS) was using a garden behind the Little Red School House; students and volunteers planted and produced fresh organic produce for the Scituate Food Pantry. When SS appeared before the Selectmen on December 29, 2009 Mr. Danehey was very much in favor of the project and suggested SS continue on a bigger piece of land. SS was contacted by the Conservation Commission about Teak Sherman Park, which approximately $\frac{3}{4}$ of an acre. SS applied for and received a \$1,200 grant from the New England Grass Roots Environmental Fund for seed money. They used approximately \$1,100 to purchase materials for fencing, which was installed by many volunteers and overseen by Gary Culkins; additionally, Ronnie Simons tilled the whole garden. Mr. Belber said the area was then divided up into 10 x 10 plots for the community members to use and there were 12 people who took advantage of the opportunity. The other half of the land was used by the same members, volunteers, high school students, seniors and participants in the food pantry program to grow produce directly for the food pantry. Sustainable Scituate is looking for more plot takers; this is upwards of 20 available plots, including the 12 from last year. Participants are asked to donate a portion of their yield to the Scituate Food Pantry. This year crops have been donated from late April until this late date. Ms. Morgan went on to say that the initial idea was to have most the produce go to the Food Pantry and use a lot of volunteers. Mr. Belber led a class from the Scituate Recreation Dept. that planted most everything. The summer was hot, people go on vacation, and it's difficult to keep the volunteer core going. Going forward SS would like to charge \$15 a plot, free to seniors and food pantry recipients. They would also like to have more formal instruction, have more formal seeds, install a gate, purchase more tools and possibly install a water spicket. The Town was supposed to do work on First Parish Rd and they were going to install the spicket at that time, but that work was delayed and now SS may have to pay for the installation. Up to this point, the only funding SS had was from the Grass Roots Grant, and they feel the project meets CPA criteria because its Town owned land, its community building and can be seen as recreational. Betty Crowley, of the Scituate Food Pantry, wrote a letter of support for the project and Ms. Morgan read the letter to the members. Mr. Bulman informed the Members that at the grant workshop he recently attended, it was discussed that one of the big uses of CPC land is for community gardens. It's considered a passive use. Ms. Bertola said that SS would like to be able to do some kind of formal programming. She also went on to say that they have already been contacted by the Girl Scouts and there will be exhibit in the showcase at the library in January in order to help get the word out. SS does intend to apply for more grants. Mr. Belber suggested that the garden is a great opportunity to reach out to groups who are looking for activities in the community. The High School is across the street and through community service and classroom instruction it could be a good way to connect with their needs, also the seniors citizens looking for activities. Mr. Snow voiced his support of the project. Ms. Bertola said that Teak Sherman's granddaughter, Sue Lovering, and her grandson planted corn and pumpkins. Ms. Lovering's sister is writing a book about William Teak Sherman and there is a dedication planned that will include some sort of signage. Mr. Bulman reminded the applicants that any project that receives CPA funds is required to have a sign or plaque indicating such. Mr. Limbacher asked the applicants if they were requesting enough funds. The applicants said probably not, they realized at the eleventh hour that they could submit an application and they could develop a better financial plan. They could definitely use gates on the fence, and there are certainly structural improvements that could be made. However, Ms. Bertola said the Conservation Commission was adamant that there could be no barriers or fencing within the confines of the fenced in area. Mr. Lane asked what SS would be able to do with the amount requested. They replied that they

would be able to purchase two gates, provide more organizational instruction for the group previously mentioned, purchase some tools and seeds, and pay for the water usage. Mr. Lane then asked how far away the group was from establishing a financial plan for the next three years. They answered that currently they are working year to year. Mr. Belber said that Sustainable Scituate is a group of volunteers that is committed to issues of conservation and green environmental activities in the community. Ms. Bertola said that they are not a formal 501(c)(3) organization, they have never had more than \$2,500, but they could put together a financial plan. She mentioned that Ms. Deb Daekin at the High School has already contacted SS, because she's enthusiastic about incorporating high school students in the project. Mr. Lane asked if the amount requested could be amended later. Mr. Bulman answered that it could, and suggested that they applicants get a list together of what they need for next year, build in a contingency figure, he'll go through it and determine what can and cannot be funded with CPA funds.

5. Gannett Road Trail, N. Scituate, Ms. Lydon; Ms. Lydon addressed the N. Scituate Trail application first. She explained the intent of the application was to provide a safe way to go through the North Scituate Center. The project is in compliance with the Town's Master Plan and the Streetscapes Study. This path picks up where the current sidewalk ends. The Path would take a left after Tedeschi's Food Market, along the existing wooden guard rail, go straight back to the train track, run parallel to the track and come out under the train canopy, where it would meet up with the existing sidewalk. The Path would have to cross over the Anderson Fuel entrance way. Ms. Lydon reported that Gary Anderson said he would need to see the plans but at this point is supportive. Ms. Lydon stated that this application is not contingent upon the Historical Commissions' application to relocate the train canopy; both projects can be done independent of one another. Mr. Roberts, the liaison for the application, feels the project may be laden with problems as to who owns what property rights and the access over the Anderson property. Ms. Lydon said that many of those questions are answered in the MBTA Survey Map, which was included in the application package. The property that runs along the side of the Tedeschi building is owned by the Fords. In an email correspondence with Ms. Lydon, Mrs. Ford said that it would be great to beautify the back of the building. Mr. Roberts expressed hesitation on going forward with an expenditure of \$50,000 without getting some assurances that the owners of the properties affected are supportive. Ms. Lydon agreed explaining that was her reasoning for a pared down application, to see if the CPC and others felt the project had merit and if so to go forward with the next few steps. She did walk the area with Kevin Cafferty, who is supportive of the project. Mr. Roberts asked if Ms. Lydon had any idea what the project might cost in terms of construction and she answered that based on the Gannett Road Trail, which cost approximately \$350,000, Mr. Cafferty's rough estimate is \$250,000. Mr. Wood suggested the CPC walk the route. Mr. Gates was questioning if people would actually walk the extra distance around the building. Mr. Limbacher said he had serious reservations about the project and cited the loading zone for Tedeschi's, the Post Office deliveries, the Anderson Fuel trucks, and a parking lot that gets consistent use. In addition he's concerned not only about the activities going on behind the building, but the encroachments, bump outs made to the Ford property, that are on what he suspects may be encroaching Town owned property. He's not sure encouraging people to go behind the building is ideal. Ms. Lydon countered that if the area was lit, it would discourage the bad behavior. She suggested that the tenants might be willing to fund some lighting to protect their property. Ms. Lydon also addressed the issue of parking and said the proposal does not take away spaces and referenced the picture provided on the second page of the application. Ms. Lydon did acknowledge that this is not an ideal solution, but there doesn't seem to be another option. Mr. Limbacher asked if Ms. Lydon had looked for another source of funds and she replied that she had and there are none to be found. Mr. Lane's opinion is there are so many safety and unresolved issues with tenants and the landlords that those things should be sorted out before asking for \$50,000. Mr. Bulman explained that, for the CPC, the bigger question is; if this application is approved and then there is another \$250,000 to build it, the CPC has to ask is this something they are willing to put \$300,000 into, because there are no grants available to construct it. Mr. Snow said that in many ways, this project parallels the Harbor Walk. Ms. Lydon said she would provide something from Gary Anderson expressing preliminary support, and that she would try to obtain something from the Fords and a conceptual design sketch from Horsley-Whiton.

6. Gannett Trail Path, Ms. Lydon; Ms. Lydon said this application is for the extension of the Gannett Road Trail from Hollett St. to Hatherly Road. It was part of the original application from 2008 and at that time the hope/belief was the applicant would be able to obtain grant funds for this portion of the project. Ms. Lydon explained that Mr. Bangert, Mr. Cafferty and Mr. Cantwell all attended many meetings with her. They went before the EOT, the State of MA, and all the way through the process of getting on the TIPS list. Once your project is on the TIPS list you are in line for grant funds. She added that given the current economy the funds have shrunk and the completion has grown and although the "buckets" of funding are entirely different, the fact that the Town of Scituate obtained the "Safe Routes to School" grant for \$500,000 for Hollett St. it shifted the Town of Scituate farther down on the TIPS list. Even though the "Safe Routes to School" grant is federally funded and the EOT, Transportation Enhancement Funds is state funded, basically Scituate can't receive \$1,000,000. Therefore, they have no choice but to ask the CPC for the additional funds. Mr. Bulman inquired and the applicant confirmed that the design and permitting of this stage was complete, with Hatherly Country Club granting the necessary easement to the Town. Ms. Lydon reported to date they have spent close to \$400,000, the actual construction costing \$240,000. Mr. Roberts asked how the remaining monies not spent are returned to CPC and Mr. Bulman answered that a project completion report would be signed off on by the applicant, and the project if funds unexpended would be closed out through with the Town account, and possible a town meeting vote, if required. He clarified the process, stating that a Town Meeting vote is necessary to return funds to the CPC only if a project doesn't go forward. Mr. Bulman stated the challenge for this application is; when this project was first proposed and went before the advisory board Mr. Vegnani asked if nothing else could ever be built, would the CPC vote to build the path from N. Scituate to Minot and the answer at the time was yes. Then the question became who is going to build stage two and it was clear that the applicant was not going to ask CPC, the money approved was the seed money, for design and permitting of the entire path and the construction costs for the first phase. Mr. Bulman's feeling is even if the current application was favored by this board, the Advisory Board and/or the BOS would not view it favorably. Mr. Bulman mentioned the letter each board member received from MaryAnn Callaghan in which she expressed her opposition to the project. Mr. Limbacher's concerns are the first phase was built with the understanding the applicant wouldn't request additional funding, now if CPC funds the second phase down to Hatherly the next thing CPC will be asked is to continue the path down Hatherly Rd. to Jericho Rd. and before you know it billions for dollars will have been spent. Ms. Lydon reiterated that she never had a hidden agenda; she is only trying to do good things for the Town and is asked on a regular basis when the path is going to be finished. She has submitted the application willing to get the signatures necessary to show support or whatever else the board would like to see but she doesn't want to go forward with all that work unless there is an interest. Mr. Lane echoed Mr. Limbacher's thoughts. Ms. Callahan stated that her understanding of the CPA goals was to protect environmentally sensitive areas, protect wildlife habitat and to preserve the Town's rural character and she doesn't think the bike trail does that. While she does see the benefit to providing a pathway further down on Gannett Rd. because there are areas that are unsafe to walk her biggest concern is the area of Gannett Rd. that crosses over the Gulf River. Ms. Callahan continued citing that once these paths are built the Town will not be able to afford to maintain them, and even though they are called bike paths, the professional bike riders don't use them. Mr. Snow addressed Ms. Callahan and her letter, stating that as the Chairman of the Conservation Commission, they had sponsored the bike path along the Driftway, which is also a very sensitive area. The Conservation Commission takes very seriously places that cross along wetlands, they must be permitted, and the Conservation Commission weighs the impact to the wetlands against the safety of the public. With respect to the Gannett Rd. path, in most cases Gannett Rd. was actually narrowed, so there was not a large amount of additional asphalt surface, and in doing so it slowed the traffic thereby making it safer. The project was looked at very carefully, not entered into lightly and done with the upmost good intentions for the Town as a whole. Mr. Bulman added that at no time did the Gannett Rd. path take 10' of anyone's front yard. It may be that a resident has part of their lawn on Town property, and their perception is it is their front yard, but it's not. The path, other than the Hatherly Country Club easement is all on

Town owned property. Mr. Bulman also stated and Ms. Lydon confirmed that every abutter received a letter concerning the project, there were at least two meetings to discuss the project and Mr. Limbacher added the proposed path was walked at least a half a dozen times prior to the beginning of the construction.

7. LAND Grant – Mr. Bulman reported that he received the grant package from the EEA. There were some complications and confusion getting all pages of several two-page documents signed with all the appropriate signatures from the different boards. Once those documents are submitted to and approved by the EEA and returned the Town can close on the Land. In order to get the reimbursement Mr. Bulman said there is an additional form that needs to be submitted and he asked Mr. Limbacher to help him in completing it. There will be an EEA conservation restriction (CR) placed on the property but this other form tells the EEA what the Town contemplates the passive usages for this property might be. For instance if 50 years from now if someone wants to ride horses on the property and it's next to the reservoir and the Town didn't want it used for that purpose there's a vehicle for determining what restrictions if any are placed on passive recreation. It can be changed down the road but part of this form is to outline how it will be changed i.e.; will it be a vote from the Conservation Commission or the BOS, etc. Ms. Robbins questioned if the form would be filed with the CR and Mr. Bulman said it would not be, it's more for internal use. It goes into the EEA file and they manage the CR. Ms. Robbins asked if the EEA would hold the CR instead of Maxwell Trust. Mr. Bulman said they would not, but they do hold enforcement rights. Ms. Robbins asked what Mr. Bulman estimated the timing would be to complete the form and he suggested it could be complete by February or March. This form doesn't impede closing on the land; it must be completed in order for the Town to receive the grant funds. Mr. Bulman suggested that Mr. Wheelwright get in touch with Town Counsel and possibly the Town could close on both the Wheelwright and Bjorklund properties at the same time. Ms. Robbins believes that Walter Sullivan is Mr. Wheelwright's attorney so she will have him contact Mr. Toomey

IV Old Business – Mr. Scott did not have samples for the members to review.

MOTION by Mr. Snow, SECOND by Mr. Limbacher and UNANIMLOUSLY VOTED 8-0 to adjourn.

Respectfully Submitted,

Karen S. Crowell