**CPC Meeting Minutes**

Monday, July 8, 2019

Library Community Room

**ATTENDEES**: Ann Burbine, Skyler Chick, Tammy Durante, Dan Fennelly, Gary Meyerson, Penny Scott Pipes, Doug Smith

Additional Attendees: Karen Connolly (BOS), Joseph Puleio, Craig Rosenquist, Pam McCallum, Susan Harrison, Jaime Davenport, Henry Yeh

The meeting was called to order at 7 pm

The agenda was accepted by unanimous vote

Acceptance of prior meeting minutes: A **MOTION** was made by Ms. Burbine to accept the June 10, 2019 minutes as amended and May 20, 2019 minutes as written; seconded by Ms. Scott Pipes; all in favor.

**DISCUSSIONS**

**Review/Discussion New Applications:**

1) Historic: “The Kings Highway” Granite Mile Markers ($4,300) – Craig Rosenquist

The applicant showed the Board a power point presentation indicating the history and location of the granite mile markers. A total of 85 markers were installed in 1920 from Boston to Provincetown along the original stage coach routes to mark the 300th anniversary of the Pilgrims landing. There are three Scituate markers going north to south: Scituate/Cohasset line on Country Way, Country Way/Branch Streets at the traffic island, and the North River. The estimate includes replacing the shields and making molds, site work, and landscaping and police details.

There were additional discussions about potential theft and whether or not a marker should be moved. Mr. Meyerson suggested including a contingency fee for a total of $5,000.

Mr. Smith said that the Historic Commission supports this project and will provide a letter. The applicants will submit an amended application.

2) Open Space: 0 Country Way - Joseph Puleio

Mr. Puleio has 1.35 acres that abuts the reservoir between 215 and 223 Country Way across from the pumping station. He feels the land will benefit water resources and the sale will prevent development. The Town has it assessed at $20,000. It has not been appraised.

Ms. Scott Pipes said that the Conservation Commission has discussed this property and does not think it is worth $20,000. The land there is very wet with no upland. They want to protect the reservoir but need to balance the costs of purchase with doing an appraisal and the conservation restriction. Ms. Scott Pipes added that the price should be closer to $5,000.

Mr. Meyerson said members of the Board should sit down with the Conservation Commission to discuss this further.

3) Open Space: 436 CJC Highway – This property abuts the reservoir on 3A.

Mr. Fennelly said that he received a message from the owners of the property and they are looking to get close to the asking price of $400,000. He added that it was unlikely that CPC would pay that amount.

Ms. Scott Pipes said that it is a prime property which would be valuable to extending the reservoir. There is permitting being done to raise the reservoir.

There was an additional discussion about the house on the property and whether or not it is an antique and if it could or should be moved or torn down. It was noted that the primary reason to purchase it would be for the land.

Mr. Chick noted that the property was listed a year ago for $475,000, was reduced to $400,000 and again to $375,000. It was increased in May to $400,000.

The Board agreed that they need to investigate this further. Mr. Smith will discuss the property with the Historic Commission.

Mr. Meyerson handed out a map of the area and said he spoke to Waterways about this property and thinks it has too many issues to be developed. He thinks the land is worth about $50,000.

4) Open Space/Recreation: Aquaculture Application ($6,000) – Shellfish Advisory Committee, Susan Harrison, Jaime Davenport, Craig Rosenquist, Pam McCallum

Mr. Davenport explained that the 40 acres designated for the aquaculture project will be leased from the Town. The pilot program will use just a fraction of the acreage to start. There is an opportunity for education and scientific studies in the area. In order to implement aquaculture in Scituate, a site survey and permanent marking of boundaries is a State requirement.

Ms. Harrison said that they have letters of support from the Recreation and Waterways commissions. They also have received support from the Economic Development Commission, who is funding the site survey. The CPC funding request is to purchase and install permanent helical anchors ($1,500 each) and signage to mark the four corners of the Briggs Harbor site.

Mr. Meyerson suggested that, if they come back, they need to provide more detail on funding needs and the amount should probably be more.

There was an additional discussion about the details of the lease agreement and whether or not this is a commercial venture. CPC cannot invest in commercial projects. Mr. Meyerson added that, if the markers are mandated and the Town will be paid for the lease, then the Town should pay for the boundaries.

Karen Connolly noted that the Waterways Commission has an Enterprise Fund and the applicants should go to them for funding.

5) Open Space/Recreation: North Scituate Village ($58,880) – Friends of North Scituate, Henry Yeh

Project Description: November 10, 2010 marked the 100th anniversary of the dedication of the North Scituate train station. The “relocation” of this historical train station canopywas completed in 2014. For the past 5 years this area has been underutilized and it looks abandoned. Half of the canopy covers the sidewalk and the other half is gravel and dirt. The Friends of North Scituate would like to apply for funding to complete the canopy area so it not only has historical value but also an open space to be enjoyed by everyone for generations to come.

The applicants are requesting funding for electrical work and outdoor lighting, paving, plank ceiling on the canopy, picnic tables, trash cans, historical signs, etc.

For maintenance, the applicants will rent out four of the bays for a farmer’s market, retail, bakers, etc., leaving one bay for recreation. The Friends will also collect membership fees to add to maintenance costs.

Mr. Meyerson said that they need to revise their funding amount and provide more detail and add a contingency. He noted that the picnic tables and trash cans will need to be permanent.

Ms. Burbine said she supports the project but she does not support the concept of leasing out space because we run into the same for-profit problem. If someone wanted to come in and do a pop up tent for retail that may be okay.

Mr. Meyerson said that if the leasing fees go directly to a non-profit it is probably legally okay.

Mr. Smith said that the first phases of the project ran into some issues and then out of funding. He supports finishing this project (which is 80% complete) and helping to improve North Scituate.

Mr. Fennelly suggested cages on the lights to prevent vandalism and also suggested contingency to be added. He further suggested calling it “Phase 2” so it doesn’t appear to be a new project, but the continuation of one.

Mr. Chick asked about the junction boxes and how the electrical work will be done. Mr. Yeh confirmed that junction boxes will be installed. He reminded the applicants that they need to be ADA compliant and offered resources for more historically accurate picnic tables.

There was additional discussion about signage and an antique map of the area that may be used at the site. The applicants were told to budget for a CPC sign. Ms. Burbine told them to contact EDC because they are working on signage.

Ms. Connolly said the Mr. Yeh should contact Lorraine Devin in the BOS office for information on the trash barrels that she found for Cedar Point.

New Business: Admin funding for CPC online/cloud document storage - Mr. Meyerson said that Shari Moak-Young has put together a budget for permanent and public repository for documents.

A **MOTION** was made by Mr. Meyerson to appropriate $2,000 from administrative funding for online storage that will be administered by the CPC administrators and chairs; seconded by Ms. Burbine; all in favor.

A MOTION was made to adjourn at 8:30 pm; all in favor.

*Submitted by:*

*Mary Sprague*

*Administrative Assistant*

**Documents:**

**Power Point presentation**

**Map of 3A Reservoir**