CPC Meeting Minutes

Monday, February 10, 2020

Library Conference Room

ATTENDEES: Suzanne Brennen, Ann Burbine, Skyler Chick, Tammy Durante, Dan Fennelly, Penny Scott Pipes, Doug Smith, Meg Stillman

Additional Attendees: Karen Connolly, Jacqueline Bohn, Anna Shea, Lynda Steverman, Donna Cunio

Acceptance of agenda – The agenda was accepted by unanimous vote

Acceptance/Vote prior meeting(s) minutes – A MOTION was made by Ms. Brennen to accept the December 9, 2019 & January 13, 2020 minutes as written; seconded by Ms. Burbine; all in favor

**Update on CPA Funding for 2020/2021**

Mr. Fennelly gave the Board a funding report and reviewed the numbers:

* Total CPC Fund Balance – $5.02M
  + Historic Reserves: $905,000
  + Open Space Reserves: $287,000
  + Community Housing Reserves: $299,000
  + Undesignated Funds: $1.2M
  + Estimated Receipts: $2.3M *($1.6M surcharge; $614,000 estimated State funds)*
* Required set asides for FY 2021 are $230,483 each for Historic, Open Space and Community Housing and $57,621 for administrative funds – will be added to the buckets next year

Mr. Fennelly explained that some set asides were short due to more revenue than anticipated, so additional funds have been added for FY 2019 ($5,154 Community Housing; $30,154 Historic) and for FY 2020 ($25,000 each for Community Housing and Open Space).

There was an additional discussion about whether or not to begin paying down the debt (taken for the Athletic Field project) and various options available. The Board will take a vote at a later date.

Mr. Fennelly also reviewed the proposed FY 2021 funding requests; all projects have not been voted on yet.

**Update on CPC Town Report** – Mr. Fennelly gave the Board the write up for the 2019 Town Report.

**Review/Discussion/Vote New Applications 2021:**

1. PJ Steverman Skate Park - $315,000 – Anna Shea - Regarding ongoing maintenance, Ms. Connolly told the Board that the Steverman family gave the Town a donation for maintenance; Nancy Holt will manage the maintenance fund. She added that this fund can be added to at any time by the Steverman family, who conduct annual fund raisers.

Mr. Fennelly expressed support for this idea as the CPC has struggled for many years on how to manage maintenance when projects require it.

VOTE: A **MOTION** was made by Ms. Burbine to move $315,000 for the restoration of the PJ Steverman Skate Park; Seconded by Ms. Scott Pipes; all in favor (8/0)

1. Union Chapel - $25,000 – Donna Cunio – Ms. Cunio said this building is from 1885 and believes it belongs to the Town. (See minutes for previous discussions). She confirmed that religious services are held at the Chapel.

Mr. Fennelly agreed that there is historic value and it does need repair. He voiced concerns about the controversy regarding CPC funding church renovations. It has been challenged in other towns.

Mr. Smith said this could lead the Town into a lawsuit. He also challenged the tax exempt status and asked, if they are not a church, how they qualify?

Ms. Burbine suggested that Ms. Cunio reach out to the Historic Society for funds.

Mr. Fennelly said the next step would be to discuss this with Town Counsel and asked Ms. Cunio to attend that meeting. The vote was tabled.

1. Mordecai Lincoln Property - $900,000 – Penny Scott Pipes/Doug Smith – Ms. Scott Pipes said members of the Advisory Board toured the property and were very impressed.

Mr. Fennelly said he received an email from the Gulph River Association with historic information about the area and an invitation to meet.

Ms. Scott Pipes said the appraisal should be done within a month.

When asked about the use of the property, Mr. Smith said that he expects the house built in 1695 to be open to the public several times a year just like other historic sites in town. The other house has a tenant. He added that it is the most important historical site in Town, and it also offers active and passive recreation and educational opportunities. He noted that the Town of Scituate has purchased sites in the past for historic preservation. This purchase would not be setting a precedent.

The Board reviewed some of the remaining questions: what is the plan for the property; who will live at the property; and who will manage the property. Ms. Burbine suggested having a presentation at the Annual Town Meeting.

VOTE: A **MOTION** was made by Ms. Burbine to approve the purchase of the Mordecai Lincoln Property, contingent upon the appraisal, for $900,000; Seconded by Ms. Scott Pipes; all in favor (8/0)

1. Country Way Trail Phase II - $575,000 – James Hart – Discussion was postponed; the Board is still waiting for the application. The Board voted on the funding amount.

A **MOTION** was made by Ms. Burbine to move $575,000 to complete the Country Way Trail down to Greenbush; Seconded by Ms. Scott Pipes; all in favor (7/0) with one abstention

**Discussion/Vote – Items to be rescinded**

* 2016 Evaluation of Lawson Tower as Museum ($10,000)
* 2017 Central Park Windows II ($23,792.18)
* 2018 Civil War Book Restoration ($923.70)
* 2018 Wampatuck Playground ($560.26)

A **MOTION** was made by Ms. Burbine to rescind these items; Seconded by Ms. Brennan; all in favor (8/0)

**Discussion/Vote – CPA Annual Dues**

Mr. Fennelly said that the Community Preservation Coalition annual dues are $4,350.

A **MOTION** was made by Ms. Burbine to pay $4,350 from administrative funds; Seconded by Mr. Smith; all in favor (8/0).

**Wildlands Trust Letter**

The organization sent a letter to inquire whether or not Scituate has a need for recreation restrictions, similar to a conservation restriction. They are open to creating a separate division if they get enough interest. The Board did not feel it was necessary in Scituate. Mr. Fennelly will follow-up with them.

**Old/New Business**

* There was a brief discussion on the Maxwell Trust property; the lawyers are still working on it.
* Ms. Durante said the groundbreaking for Lawson Green is expected to be at the end of February.

Ms. Sprague gave the Board members Valentine’s Day cards made by the students at Wampatuck School.

Meeting was adjourned at 8:30 pm.

*Submitted by*

*Mary Sprague*

*Documents: Financial Report*