CPC Meeting Minutes

Monday, July 13, 2020

VIRTUAL MEETING

ATTENDEES: Suzanne Brennan, Ann Burbine, Skyler Chick, Dan Fennelly, Penny Scott Pipes, Doug Smith, Meg Stillman *(Absent: Tammy Durante, Mike Connors)*

Additional Attendees: Jerrilyn Quinlan, Erica Boyle, Craig Dias, Freya Schlegel, Laurie Ball, Desmond Sullivan, Kathy McGovern

Meeting was opened at 7:00 pm

Acceptance of agenda – The agenda was accepted by unanimous vote

Acceptance of June 8, 2020 minutes – The minutes were approved by unanimous vote.

**DISCUSSIONS**

**Discussion/Update/vote – Scituate Antique Firetruck**

Ms. Quinlan noted that the last time they presented was March 9th. At that time, the Town fire chief said he would find a place to store the truck during and after restoration. The following day, the applicants met with the Board of Selectmen to review the project; it was noted that they were very supportive. Ms. Quinlan said that part of their discussion centered on the need to put the truck in a visible location. Sean Harris offered Paul Young’s showroom on First Parish Road. Jim Broudeau, Town Administrator, confirmed that it was appropriate to store it in a non-government building.

Ms. Quinlan explained that, if anything changes with the Paul Young location, it will be kept in a fire station. She also confirmed that the Town will insure the firetruck.

The final funding request is $62,550, including contingencies. The Historical Society is also giving a $5,000 donation,

Mr. Chick complimented Ms. Quinlan on her efforts to comply with CPC questions and amend the application and the funding. He appreciated that she put a lot of work into this application.

Ms. Scott Pipes also expressed enthusiasm for the project and the fact that it will not be a museum piece, but one that can be enjoyed by the Town.

Ms. Stillman asked who will be responsible for driving the truck. Ms. Quinlan suggested that some retired fireman may volunteer to drive it.

**VOTE**: Ms. Scott Pipes made a motion to move $62,550 at the Special Town Meeting from historic reserves to restore the 1924 fire truck; Seconded by Ms. Burbine (7/0 all in favor)

**Discussion – Country Way Stone Wall**

Mr. Fennelly noted that this is more of a discussion; they do not have an application yet.

Ms. Schlegel explained that the wall is located across from the Egypt Garage and runs along Country Way from Whittier Drive to the next house on the street. The wall is on her property at Westgate Lane and also Town conservation property. It is believed to be part of the Lawson estate. She showed photos from 1919 near the Westgate entrance to the Lawson estate. She has one estimate for $17,000 -23,000 to restore 90 feet north of Westgate and 40 feet south of Westgate to the original stacked stone wall design.

Mr. Smith said that it may be allowable if they could use the original stones and do a restoration. He agrees that it is probably the entrance to the west gate of Lawson’s estate.

Ms. Stillman asked if we can restore something that is on personal property. Mr. Fennelly said they will need to do more research and see if other towns have done a similar project.

Ms. Burbine asked how much of the wall is on the Town’s right of way. Country Way is a Scenic Road so there would need to be public input. She noted that it is difficult to determine where the Town land begins and ends but added that she thinks it may be a viable project. Ms. Schlegel noted that the worst area is on her property.

Mr. Fennelly suggested that Ms. Schlegel submit the application with the quotes, and include a map with the location and the owners of the properties and the photos. He offered his assistance and suggested that they speak next week.

**Discussion – Stockbridge Road and Greenbush Park Applications**

Mr. Fennelly said that, after an initial discussion prior to this meeting, the applicants agreed to split the original application into two projects: Stockbridge Road Trail and Greenbush Park. He explained that the applicants have been informed about the history and controversy with trails vs. sidewalks and that 15 feet is required for a trail, like the one on the Driftway. Ultimately, they suggested withdrawing the Trail project and to look at other ways to fund a sidewalk in that area of Greenbush/Stockbridge Road.

Mr. Dias said they are withdrawing the sidewalk request and noted that the Town seems supportive of sidewalks in that area and has agreed to look into grants.

**Discussion – Greenbush Park Application**

The area for the Greenbush Park that the applicants are suggesting is about 10,000 square feet and is owned by the Town. It can be accessed through Mr. Dias’ property.

Ms. Ball said that, although many improvements have been made in the Greenbush area, they do not have any playgrounds and there are no schools in that part of town. Children often play in the road. They have heard from residents that they would like a multi-generational space as opposed to a playground for the 12 and younger age group. They have a vision of a family oriented park with picnic benches with checker boards, basketball court, lawn bowling, swings, and ADA compliant outdoor fitness amenities.

Ms. Ball also discussed that there may be a better location. She noted that they have considered speaking with the Drew Company to see if there was an opportunity for a corporate sponsorship.

The applicants would like to see some more amenities for the lower income families in this area.

Mr. Fennelly asked Ms. Burbine if there was anything planned in conjunction with the development in the Greenbush area. Ms. Burbine said that the Drew Company has agreed to improve the sidewalks in the Old Country Way area, connecting to Country Way. There also is a development coming that has to come up with a number of items for “the public good”. Ms. Burbine suggested that Columbia Park on the Driftway could be one area for improvement.

Ms. Scott Pipes said that this 10,000 sq ft property is located near 168 Stockbridge and is land locked; she does not feel this is the best location due to size and traffic issues.

Mr. Dias said that he has 10 acres of land and the parcel they are discussing abuts his property; he is willing to give 2 acres of land to the Town for conservation. He agreed that there may be a better location.

Mr. Fennelly said that any recreation space needs a lot of space around it and 10,000 square feet would not be enough. Also, the only access is on a private driveway.

Ms. Burbine asked Mr. Dias to speak with Karen Joseph, the Town Planner, in terms of a return of public good and to offer their concerns and needs. She noted that it would be better for the planning department to negotiate with the developers about what they want and where they want it.

Mr. Sullivan, a 21 year resident of Greenbush, spoke in favor of the project.

Mr. Chick said that he would like to lend his expertise to the applicants and the Planning Department. As a landscape architect he has handled many projects like this. Ms. Brennan also offered her support.

Mr. Fennelly suggested that they come back in August for another update.

**Discussion – Unitarian Church**

Ms. McGowan said that they are looking for guidance on whether or not they qualify for funding. They are restoring the steeple of the historic 386 year old Unitarian church near Lawson Tower at a cost of $64,000; they do have funding in place from a bequest for $33,000 and are working on matching funds from the congregation. She gave some history of the church. The playground also is a piece of the application. It was damaged during a storm by broken glass, and subsequently by vandalism, and it is used by the public. They are hoping that piece will fall under recreation funding.

Ms. Boyle discussed how much the community uses this church and the playground, due to its location near Central Park and Lawson Tower.

Mr. Smith discussed a recent application from Union Mission Chapel that was not approved and complications regarding church related projects in general. Mr. Fennelly discussed the Acton lawsuit and that there is an organization in Washington, DC, that is fighting the use of CPC funds for buildings that hold religious services. A church that is simply historic and is not a working church, would likely qualify.

**CPA Coalition Update/Land purchase update**

Mr. Fennelly had a lengthy conversation with Stuart Saginor at the Coalition. It was noted that Hanover tried to reduce the CPC funding from 3 percent to 1.5 percent and it was voted down.

Regarding the Mordecai Lincoln property, Mr. Saginor noted that the Board used 100 percent Historic funding. In retrospect, they should have used the majority of funding from Historic, but included Open Space and Recreation. Right now, it is only defined as a historic property. They now need to ask the Mass Historic Commission about the use of passive recreation on the property.

Ms. Brennan asked if the Board can change the funding buckets at the Special Town Meeting. Ms. Burbine said they can “re appropriate the funding” on an article that has already been approved.

Mr. Saginor also noted that, due to the way the articles are written, funding allocations seem very confusing. Mr. Fennelly has a template for future warrants.

The Board discussed who is spearheading the purchase and sale of Mordecai Lincoln Road. Mr. Fennelly will discuss with Shari Moak-Young in the Planning Department.

There was an additional discussion about restrictions, who will hold them (Mass Historic Commission?), recreation use, parking, etc. The Board noted that there is a lot of work to do before this property can be opened to the public, which probably won’t happen until next spring.

Meeting was adjourned at 8:45 pm.

*Submitted by*

*Mary Sprague*

*Documents submitted:*

*Application for the Greenbush Park*