CPC Meeting Minutes

Monday, November 9, 2020

VIRTUAL MEETING

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

Meeting was opened at 7:00 pm

Acceptance of agenda – The agenda was accepted by unanimous vote

Discussion/Vote – Minutes from September 14th and October 5th meeting

**DISCUSSIONS:**

**Discussion/Vote – Acceptance of late submission of an application for additional funding to complete the Parking & Access Project/Damon Ln ($20,000) - Conservation Commission, Penny Scott Pipes**

A MOTION was made by Ms. Burbine; seconded by Ms. Brennan; all in favor

**Discussion - Benches at Hart Park, Cedar Point ($5,600) - Cedar Point Association, Dave Ball, Dan Hannigan.** *Application to remove two existing benches and install two new 6’ benches in the same style as those installed at Lighthouse Point; Cedar Point Assn is donating $400 for a total project cost of $6,000.*

Mr. Ball discussed the poor condition of the benches *(photos are on the CPC webpage)* and they are unsafe now. He said that Mr. Hannigan will install the benches.

Mr. Fennelly asked why they are using wood instead of composite. Mr. Ball replied that the benches at Lighthouse Point are weathering very well and the EPAY wood should hold up. Mr. Hannigan noted that when they viewed some recently installed composite benches they noted that they are already splintering.

Mr. Ball will submit an amended agenda showing new request amount of $5,600.

**Discussion - Thoreau’s Waye Library Greenspace ($75,000) - Library Foundation/Virginia Ayers, Goulding Family/Richard Goulding.** *Application to create an outdoor space on library grounds consisting of a 36’x25’granite terrace with a half retaining wall and a stone art feature. The Goulding Family will contribute $10,000 for a total project cost of $85,000. The Library Foundation will establish a separate maintenance fund of $15,000.*

Ms. Ayers described the concept of the green space, which will be behind the library on the Central Park side. The space was proposed by the Goulding Family in memory of their son. This space could be used for programming or public use. Ms. Ayers explained that a garden will be planted behind the stone wall; the garden is not part of the funding request. The space will be handicapped accessible: there will be a cinder path from the parking lot to the patio and the stone wall will have a circular shape to allow for a wheelchair.

Steve Leitch from Northern Oak will do the landscaping. He has spoken to Mike Breen at the DPW who supports the project.

Ms. Burbine asked for clarification on which CPC bucket this will come from. Ms. Ayers said it would be open space, which covers recreation requests. Ms. Burbine also asked for clarification on additional funding sources for the project. Ms. Ayers discussed the Goulding Family role in supplying the plantings for a pollinator garden, estimated at $10,000. Northern Oak will provide maintenance for the first three years; after that the Scituate Library Foundation will fund later maintenance costs out of its $15,000 in donations made in memory of Michael Goulding.

Mr. Smith asked about how much usage this park will get. Jessie Finnie, Scituate Town Library director, said that *(in normal times)* they get around 500-700 visitors a day and they take advantage of every space available. It was originally going to be part of the library renovation project, but there was no additional funding. Ms. Ayers described a similar space at the new library in Weymouth. She thinks it is well positioned being near the Gates complex and the new Lawson Green Apartments.

Ms. Scott Pipes asked whether or not the seating is just on the wall. Ms. Ayers said that, currently, the seating is only on the wall. She noted that the wall design is not a straight wall.

Mr. Chick said that he thinks it is an interesting project and likes the idea of a pollinator garden as an educational feature. He said that, as a landscape architect, he has seen an increase in the design of public outdoor open spaces. He asked if the stone sculpture will have a water feature. Ms. Ayers said they could do that if they could use the water runoff from the roof.

Mr. Chick noted that he has worked with seniors and benches with backs and armrests are best for people with mobility issues. He recommended adding a bench to the project.

Mr. Goulding told the Board that his other son is a preservation carpenter who would like to build a bench for the project. They have been researching a bench style that would be in keeping with the area. This will be a family donation. If they see a need, they could add more in the future.

Mr. Conner noted that if they could promote the recreational aspect, he would ask the Recreation Commission to write a letter of support. He asked how many people would fit into the area. Ms. Ayers said the space will be fairly large and for recreation purposes, the younger people could sit on patio, on the wall, and the grass areas as well.

Ms. Stillman said that she thinks the timing is perfect and added that the need for outdoor spaces will be there for a while.

Ms. Brennan said she likes the concept also and asked whether or not there will be access directly from the children’s room. Ms. Finnie said that there is not direct access unless the children’s librarian wanted to do a program in the space; typically they would need to walk around.

There was an additional discussion about connecting the stone sidewalk to the cinder path.

Mr. Fennelly said that he likes the project. He suggested that the bench be added to the application to show additional donations to the project. He also recommended adding 10-15% contingency to the funding request and to prevailing wages. Ms. Ayes will submit an amended application.

Ms. Durante confirmed that the Library Trustees have approved the project.

The Board members clarified that the funding would come out of the undesignated funds.

**Discussion - 1st Herring Brook Watershed Protection ($ TBD) - Lincoln Heineman & Robert Seidel.** *Application to purchase 15 acres of woodland at 661 and 673 First Parish Road which, through a tributary and wetlands, drains directly into the First Herring Brook and eventually to the Town reservoir.*

Mr. Heineman said that there is change in the proposal that he just found out about today. The proposal was originally two parcels and now is one 5 ½ acre parcel. Mr. Heineman said that Mr. Seidel has decided to sell his parcels in the proposal on the market, rather than to the Town. He showed the Board maps of the area and the properties involved in the original application.

Mr. Heineman discussed his research into the current water treatment plant, a historic plan for a second reservoir in that area and the need and challenges for the Town to have additional water resources.

Mr. Heineman told the Board that Mr. Chick had come out to walk the proper and had inquired about the funding request and suggested looking at the assessed value. Mr. Heineman said that, on a square footage basis, the land is approximately valued at $165,000.

Mr. Chick said he walked the site and the 15 acres as proposed borders Town owned land and all flows into the watershed. With the change, the Heineman parcel is not contiguous with the Town owned land and there is no control over what happens to the parcel that is going to be sold.

Ms. Brennan thanked him for his through proposal. She agreed with Mr. Chick that the change makes it difficult to go move forward.

Mr. Heineman told the Board that a developer had said that the neighbors parcel does not have the frontage to develop his land without his parcel included. As far as access, he would be willing to work with the Town on that.

Ms. Stillman suggested that he may want to wait to see what happens with the neighbors. They may change their minds.

Ms. Scott Pipes said that the land would be assessed as CPC open space and they are limited as to what they can pay per acre. He would get no more than $85,000 and, being landlocked, he would likely get less than that. The Conservation Commission looks at land locked land as already protected.

Mr. Heineman expressed his willingness to accept that amount if the Board approved the application.

Ms. Burbine said she understands his dilemma but because it is only 5 acres, they probably could not get a Conservation Restriction on it. She does not support it.

Mr. Smith said he is still open to the project and discussed the various scenarios for development.

Mr. Fennelly asked about access and the possibility of wells there. Ms. Scott Pipes said that CPC cannot purchase land for wells.

**Discussion - Beach Nourishment Construction ($4M) – Engineering/DPW – Sean McCarthy.** *Application for Phase 1 of the North Scituate Beach Nourishment Project encompassing the public bathing beach.*

Mr. McCarthy told the Board that they have received $500,000 in grants for permitting and design for this project which will cover the area from the PO to 35 Surfside Road and, eventually, to the Mann Hill Beach. He discussed the specifics of the engineering plan and noted that the funding of the construction phase has been difficult to secure; CPC is a funding source that they needed to pursue.

Mr. Fennelly said that CPC only has about 1.5M in undesignated funds. In his opinion, the Board would not be willing to take out another loan when they still have the loan for the Athletic Fields project.

Ms. Burbine said she understands the need but they don’t have the money right now.

Mr. Chick asked why the Town had not been able to get the grants for the construction phase and Mr. MaCarthy said that Applied Coastal assisted with the grant process and he has not been involved with the follow-up.

**Discussion - Beach Stairs Access ($ TBD) – Engineering/DPW – Sean McCarthy.** *Application to design and construct improvements to the four public beach access staircases along Glades Road. Public beach access is not safe due to significant vertical drop from the bottom step to the sand due to erosion.*

Mr. McCarthy discussed various scenarios and options to fix the stairs and other projects that become a priority.

Ms. Scott Pipes said she doesn’t understand why we are fixing stairs where there is no beach at high tide. Mr. McCarthy said it was a good point.

The Board agreed to table this discussion at this point.

**Discussion - Greenbush Park/Scituate Concerned Citizens** – Mr. Fennelly told the Board that they are withdrawing the application. They are still searching for an appropriate location.

**New/Old Business** - Ms. Burbine said that 15 acres of land on 3A by Old Forge Road is back on the market. She said this is a critical area for water resource protection. She would like the Board to consider purchasing this property.

The meeting was adjourned at 9 p.m.

*Submitted by*

*Mary Sprague*

*Documents submitted:*

*Amended application*