CPC Meeting Minutes

Monday, October 5, 2020

VIRTUAL MEETING

ATTENDEES: Suzanne Brennan, Ann Burbine, Skyler Chick, Michael Connors, Tammy Durante, Dan Fennelly, Penny Scott Pipes, Doug Smith *(Meg Stillman arrived just prior to 8pm)*

Meeting was opened at 7:00 pm

Acceptance of agenda – The agenda was accepted by unanimous vote

Acceptance of August 10, 2020 minutes – The minutes were approved by unanimous vote.

**DISCUSSIONS:**

**Discussion/Update – Widows Walk – Dan Fennelly**

Mr. Fennelly said that he received feedback from Stuart Saginor from the CPA regarding the Widows Walk parking lot application. Mr. Saginor said that the Board has to decide if the work for the parking lot is maintenance or a capital expense. Mr. Fennelly read the following excerpt:

*Here are the two definitions in CPA that will help you determine the difference:*

*“Capital improvement”, reconstruction or alteration of real property that: (1) materially adds to the value of the real property, or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property…”*

*“Maintenance”, incidental repairs which neither materially add to the value of the property nor appreciably prolong the property’s life, but keep the property in a condition of fitness, efficiency or readiness.*

*CPA recreational funds can only be spent to support outdoor recreation, never to support indoor activities, per the definition of “recreational use”. In your case, folks will be using the parking lot for outdoor golf, but many will be using the lot just to go to events or the facilities at the clubhouse.*

*If the CPC still decides to proceed with the project, you shouldn’t pay 100% of the cost, since some percentage of the parking lot will be used for CPA-ineligible indoor activities.*

Ms. Scott Pipes said she does not support the project and thinks the price is too high for a parking lot. She would like to see an itemized budget.

Mr. Connor said that he agrees it is difficult to support.

Mr. Smith noted that it appears to be a maintenance project rather than more access to the property.

Mr. Chick agreed with all of the comments and said that if this was a parking lot that also served a recreational purpose that they were financing that it would be okay. But, that doesn’t seem to be the case. He also voiced concerns about the site plan and the lack of compliance. He voiced concern about the perception of CPC spending ¾ of a million dollars on a parking lot when there are other projects that need attention.

Ms. Durante said she had the impression in the initial hearing that the Board was not for this project. She does not support it.

Ms. Brennan said she was struck by the fact that this project was not included in the clubhouse funding; it appears that it wasn’t’ included because the economics of Widows Walk could not support it. She is not in favor of this project.

Mr. Fennelly agreed that this should have included in the clubhouse project. He will send out Mr. Saginor’s email response to his questions to the Board.

**Discussion – Border Street Property update**

Dan Fennelly said that there have been discussions, but there is nothing definitive yet. Ms. Joseph, Planning Director, said that the funds needed will likely be more than what CPC could provide. There are still too many questions. The BOS will be meeting in executive session tomorrow night (10/6).

**Discussion/Vote – Closing costs for Mordecai Lincoln purchase**

They cannot use administrative funds for closing costs and will need to go back to Town meeting to get those funds approved. Mr. Fennelly received an estimate of $2,000 plus legal fees. He thinks they should ask for $10,000.

Mr. Smith asked why we are being charged closing costs when we pay a retainer of about $300,000 each year. He would like to get a firm estimate for the closing since it is a straight forward transaction.

Mr. Smith made a motion to appropriate $2,000 for closing costs and legal fees not to exceed $7,000 for the purchase of Mordecai Lincoln property; seconded by Ms. Scott Pipes; all in favor (8/0).

**Discussion/Vote – Funds for restrictions on Mordecai Lincoln**

Mr. Fennelly made a motion to appropriate $15,000 for Conservation and Historic Restrictions as a one-time fee on the Mordecai Lincoln property; seconded Ms. Scott Pipes; all in favor (8/0).

**Discussion/Update – Review Open Projects**

* Boardwalks & Beach Mats (2017) –$9,200 left – keep open for new mats
* Historical Survey & Planning (2018) – $10,000 – Mr. Smith is applying for 2021 grant
* WWI Plaque Restoration (2018) – in progress - $5,000
* Sunset Road Land Purchase (2018) - in progress
* North River Shipyard (2019) – completed May 2020 - $300 balance
* Mass Humane Society Boathouse Roof (2019) – complete - just submitted final invoice
* Stockbridge Grain Chest & Various Documents (2019) – in progress - $6600
* Historic Mile Markers (2019) – in progress - $5,000
* North Scituate Train Canopy (2019) – in progress
* HS Athletic Fields (2019) – CPC funding complete
* Cole Parkway Restoration (2019) – in progress -$67,000 remaining for gazebo

**Discussion/Vote – Rescinding open projects**

Mr. Fennelly suggested waiting until the spring Town meeting to vote on rescissions. He would like the applicants to be notified about the rescissions as a courtesy.

He cited several amounts for rescission: $4,700/Community Park & Playground; $1,400/Seawall Site Preservation; $1,500/Central Park Fields; $32,167/Clapp Road Field Study.

**Discussion – New project applications for April TM – Dan Fennelly**

Mr. Fennelly said we have 12 project applications for FY22; they are all on the CPC website page. The amounts total more than they currently have.

1. Greenbush Park – Greenbush Concerned Citizens
2. Westgate Stone wall Repair – Freya Shlegel
3. Border Street Land Purchase – Gulf River Assn (*Mr. Fennelly said this has a lot of moving parts; Ms. Burbine said the property is on the market now: $4.1M on the river side and $2M+ across the street)*
4. Widows Walk Parking Lot & Frontage – Widows Walk Commission
5. WPA Building – Economic Development Commission
6. Thoreau’s Waye Open Space – Library Foundation
7. Hart Park Benches - Cedar Point Assn
8. MBTA Bern Crossing – Conservation Commission
9. 1st Herring Brook Watershed Protection – Heineman/Seidel
10. Beach Nourishment Construction Phase – Town DPW
11. Beach Stairs Repair Project – Town DPW
12. Emergency Rental & Mortgage Assistance – Affordable Housing Trust

As of June 1st, CPC fund balances are:

* Historic Reserves -$230,000
* Open Space - $500,000
* Community Housing - $540,000
* Undesignated Funds - $1.3M
* Estimated receipts - $234,000

Total – $2.8M

**New/Old Business**

**Lawson Green** - Ms. Durante said the Lawson Green lottery drawing is November 30th. They are still working on the details but would like a CPC representative to attend; she said she would plan on being there.

The meeting was adjourned at 8 pm.

*Submitted by*

*Mary Sprague*

*Documents submitted:*

*Funding balances*