

CPC Meeting Minutes
Monday, February 8, 2021
VIRTUAL MEETING

ROLL CALL OF ATTENDEES: Suzanne Brennan, Ann Burbine, Skyler Chick, Tammy Durante, Dan Fennelly, Penny Scott Pipes, Meg Stillman (*Mike Connor, arrived at 7:36*) (*absent: Doug Smith*)

Additional Attendees: Nancy Holt, Maura Curran, Sean McCarthy

Meeting was opened at 7:00 pm

Acceptance of Agenda – The agenda was accepted by unanimous vote

Acceptance of Minutes – A MOTION was made by Ms. Burbine to accept the minutes from January 11, 2021 as amended; seconded by Ms. Durante; (7/0 in favor)

DISCUSSIONS:

Discussion/Vote – Widows Walk Parking & Frontage Improvements, Widows Walk Commission

Discussion: Nancy Holt, Town Treasurer, said that the bids came in too high so the project had to be revised and value engineered and put back out to bid. She appreciated having the extra month and understands the committee needs to vote tonight.

VOTE: The Board voted unanimously not to approve the Widows Walk Parking & Frontage Improvements project (0/8 in favor).

Discussion/Vote - WPA Visitors Center, Economic Development Committee

Discussion: Ms. Burbine said that the applicants are not ready to move this project forward. She supports having the Visitor Center there, but it needs more time.

VOTE TABLED: The Board agreed unanimously to table the vote until the fall Special Town Meeting.

Discussion/Vote - MBTA Berm Crossing/Bridge Design, Engineering & Permitting (\$45,000), Conservation Commission

Discussion: Mr. Chick toured the area with Ms. Scott Pipes and offered his assessment of the area. He noted the number of people there, as well as the views and benefits to completing the route along the marsh that would lead back to the Driftway Trail.

Mr. Chick asked for clarification on the funding request because it appeared to be primarily for permitting. He did not see any quotes for construction documents for bidding. He said the project will also need to include accessible walkway connections to get people from point A to B - not just the bridges. Because the procurement of designer services will require three quotes, Mr. Chick suggested asking for more money.

Mr. McCarthy said that there is a level of documents that detail exactly how the bridges will be built. Ms. Scott Pipes will go back and confirm the cost estimate.

VOTE TABLED: The Board agreed unanimously to table the vote until the March meeting.

Discussion/Update – Land acquisition at CJC Highway, Board of Selectmen – Maura Curran

Discussion: Ms. Curran said that the Board of Selectmen received an appraisal for \$1.305M for the 14.41 acre property consisting of 10 parcels. The BOS is meeting on Tuesday, February 9th to discuss a few scenarios, including whether the whole property should be purchased by CPC or if a portion should be split off for municipal needs, like affordable housing, fields or water treatment.

Ms. Burbine said that she is a proponent for CPC to purchase the entire parcel. She cautioned that any building on that property will have storm water issues. The water flows directly into the reservoir.

Mr. Chick asked if the property owners would be open to negotiating a lower price than \$1.5M. Ms. Curran said this will be part of the discussion tomorrow. She also confirmed that the owners are willing to wait for the April Annual Town Meeting vote, noting that it is a shorter timeline than the many years that a developer would need for the permitting process.

Mr. Fennelly noted that the property has been on the market for five months and the asking price is close to the appraisal amount. CPC does have the funds to purchase it.

The project will be discussed again at the March meeting. Mr. Fennelly suggested that the Board may need to have a second meeting in March in order to vote on the project.

Discussion/Vote – Additional funds to make up shortfall with 10% on 2021

VOTE: A MOTION was made by Ms. Burbine to approve funding \$36,075 each for the Open Space, Historic and Community Housing buckets at the April Annual Town Meeting; seconded by Ms. Durante; (8/0 in favor)

Discussion/Vote – CPA Coalition annual dues

Mr. Fennelly cited the valuable and helpful advice the Board has received from Stuart Saginor on the Widows Walk project and some housing issues. He also said the CPA did a great job on State funding.

VOTE: Ms. Burbine made a MOTION to approve paying the annual dues in the amount of \$4,350; seconded by Mr. Chick; (8/0 in favor)

Discussion/Vote – Rescind completed or non-started project money - Mr. Fennelly noted that the following list represents projects that are completed or have been stalled or cancelled.

VOTE: Ms. Burbine made a MOTION to approve rescinding the following funds at the April Annual Town Meeting; seconded by Ms. Brennan; (8/0 in favor)

Community Park & Playground	3,667.60
Seawall Site Preservation	1,486.25
Central Park Fields	513.76
Lighthouse Lantern Room Eval	10,082.50
N Scituate Beach Nourishment	7,076.24
Restrtn Lighthouse Lantern Rm	160,000.00
Clapp Road Field Study	32,167.65
North River Shipyard Marker	300.50
Mass Humane Society	300.00
Scituate historic Mile markers	25.83

Discussion/Vote – Applications on hold - keep on hold or vote up/down

VOTE – Ms. Burbine made a MOTION to withdraw the following applications from the FY22 project list; seconded by Ms. Brennan; (8/0 in favor)

- Westgate Stone Wall
- 143 Border Street Land
- 1st Herring Bk Watershed Protection

Beach Nourishment Construction Phase – The Board agreed unanimously to put this project on hold

Beach Stairs Access - The Board agreed that the project does not meet CPC funding requirements. Issues discussed included the fact this is one isolated fix in one beach area, the impact of the project by the future Nourishment project, and that it appeared to be maintenance.

VOTE: The Board voted unanimously not to approve the Beach Stairs Access project (0/8 in favor).

New/Old Business - Mr. Fennelly said that he is scheduled to appear before the Advisory Committee on March 4th and the BOS on March 9th. The applicants will be notified. He noted that all project votes may not be completed by March 4th and said that they may need to call a special meeting.

Mr. Fennelly reviewed the following fund amounts available for the ATM (*numbers are rounded*):

- Historic - \$147,000
 - Open Space - \$499,000
 - Community Housing - \$541,000
 - Undesignated Funds - \$1.327M
 - Estimated Receipts - \$2,266
- TOTAL - \$4,782,000

Adjournment - The meeting was adjourned at 8:03 p.m.

Submitted by - Mary Sprague

Documents submitted - Amended applications