

CPC Meeting Minutes
Monday, May 10, 2021
VIRTUAL MEETING

ROLL CALL OF ATTENDEES: Ann Burbine, Jill Caffrey, Skyler Chick, Mike Connor, Dan Fennelly, Penny Scott Pipes, Doug Smith, Meg Stillman (*absent: Suzanne Brennan*)

Additional Attendees: Walter Sullivan, Jr, Kayla MacLeod, Michael Sacchitella

Meeting was opened at 7:00 pm

Acceptance of Agenda – Mr. Fennelly made a motion to accept the agenda for May 10, 2021; Seconded by Ms. Burbine; unanimous vote (8-0).

Roll Call Vote: Ann Burbine - yes, Jill Caffrey – yes, Skyler Chick - yes, Mike Connor – yes, Dan Fennelly - yes, Penny Scott Pipes - yes, Doug Smith – yes, Meg Stillman - yes

Acceptance of April 13, 2021 Minutes – A MOTION was made by Mr. Fennelly to accept the minutes from April 13, 2021 as presented; seconded by Ms. Burbine; unanimous vote (8-0)

Roll Call Vote: Ann Burbine - yes, Jill Caffrey – yes, Skyler Chick - yes, Mike Connor – yes, Dan Fennelly - yes, Penny Scott Pipes - yes, Doug Smith – yes, Meg Stillman - yes

DISCUSSIONS:

Discussion – 11 Pineview Drive (*refer to April 13 minutes for details on the previous discussion*)

Penny Scott Pipes told the Board that the Conservation Commission did not view this property as a benefit to the Town. She is also concerned about the applicant's expectations on what the Town could purchase it for; historically land has been purchased for about \$17,000 an acre.

Mr. Sullivan responded that they do not have a dollar figure in mind; they thought it might have value to the Town and he thought that the CPC was the place to start.

Ms. Burbine noted that the applicants went before the Planning Board in 2020 and were denied their application for a variance. She does not view this piece of land as suitable for CPC to purchase and suggested that they approach the neighbors.

Mr. Chick does not think this piece of land warrants CPC funding and noted that there are other priorities in Town. It is not near enough to the Water Treatment Plant on 3A and the Town does not need access to it from this property.

Ms. Caffrey and Mr. Connor agreed with the other Board members and did not view this property as useful to the Town or appropriate for funding.

Mr. Smith pointed out that the Water Department may have an interest in this property due to a tributary that runs behind the property and suggested that they reach out to that department. Mr. Sullivan said that they would do that.

Mr. Fennelly agreed that it was not a project that CPC could support. He noted that CPC does not purchase land for the Town; they only recommend the parcels to the Town.

He suggested that they consider what they are willing to accept as a purchase price. Mr. Fennelly tabled the discussion until the June meeting and told the applicants that they are welcome to come back if they had any new information.

Discussion – Application for Land acquisition at Border Street

Mr. Fennelly told the Board that he had a discussion with a Town resident who wanted to see the Town purchase this property to save it from development. He said that he advised her to reach out to Conservation or another committee who would be supportive of the application and reviewed the complexities of the application process. He also noted that the Town Administrator confirmed that the Town has first right of refusal.

Ms. Scott Pipes said that, although it is a beautiful piece of land, it does not connect to the other Conservation land in the area; there are 22 acres between this property and the Hubble Preserve. It would be a land locked property. She noted that it isn't viewed as a unique piece of property, like the Mordecai Lincoln or 23 Sunset Road properties. Ms. Scott Pipes also offered her opinion that the owner will probably be able to get the \$2.5M asking which is more than what CPC can pay.

Ms. Caffrey believes there is an accepted offer on the property.

The discussion was tabled for a future meeting.

Discussion – Annual meeting

Mr. Fennelly asked the Board members to send him some suggestions for the 2021 annual meeting. He suggested putting together a video presentation to highlight some of the most significant and historic projects completed over the years. He would like to discuss this at the June meeting.

Ms. Sprague noted that, since 2015, they have held an annual meeting typically in September. Although they issued a press release to the Scituate Mariner and posted two legal notices, it was rarely attended by members of the public. The chair at the time began to use this meeting as an annual project update meeting for open projects.

Ms. Sprague offered to contact the Select Board office about posting a notice on application deadlines on the Town Facebook page.

New/Old Business – Mr. Fennelly told the Board that the state match has been increased to 32.3% so they will probably have to adjust their numbers at the next Town meeting.

Adjournment - The meeting was adjourned at 7:30 p.m. by unanimous vote (8/0).

Roll Call Vote: Ann Burbine - yes, Jill Caffrey - yes, Skyler Chick - yes, Mike Connor - yes, Dan Fennelly - yes, Penny Scott Pipes - yes, Doug Smith - yes, Meg Stillman - yes

*Submitted by - Mary Sprague
Documents submitted - none*