

CPC Meeting Minutes
Monday, August 9, 2021

ATTENDEES: Suzanne Brennan, Ann Burbine, Jill Caffrey, Skyler Chick, Mike Connor, Dan Fennelly, Penny Scott Pipes, Doug Smith, Meg Stillman

Additional Attendees: Janet Cornacchio, Robin Glaser, Mary Porter, Jean Shildneck, George McGoldrick, Marla Minier and other interested parties

Meeting was opened at 7:00 pm

Acceptance of Agenda – Mr. Fennelly made a motion to accept the agenda for August 9, 2021; Seconded by Ms. Burbine; unanimous vote (9-0).

Roll Call Vote: Suzanne Brennan – yes, 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 July 12, 2021 Minutes – A MOTION was made by Mr. Fennelly to accept the minutes from July 12, 2021 as presented; seconded by Ms. Brennan; unanimous vote (9-0)

Roll Call Vote: Suzanne Brennan – yes, 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

Ethics training and conflict of interest completion – Mr. Fennelly reminded the Board to complete the ethics training.

APPLICATION DISCUSSIONS:

Discussion - Application for Land Acquisition on Border Street, Gulf River Assn (\$1M) - George McGoldrick, Marla Minier – *This is a follow-up discussion from the July meeting. Please refer to the July 2021 minutes for more information on this project.*

Mr. McGoldrick told the Board that they have received 200 emails supporting the project and 500 responses from a flyer that was distributed. He offered the following updates in response to the Board's questions from the July hearing:

- They have an agreement from one of the abutters (54 Border St) for an easement that will allow them to connect the East Field to the 40-acre Hubble Preserve. They are in talks with the owner of the larger abutting property.
- They have already collected over \$170,000. Additional fundraising will begin in a couple of weeks when the website goes live.

Mr. Fennelly noted that the Board has hired an appraiser who is in the process of appraising the property for CPC. They expect to have the report by September 1st. He also noted that the Select Board will have a public hearing on the project; the date will be announced.

Ms. Burbine said that the Planning Board voted unanimously to support the purchase of the East Field.

Mr. McGoldrick confirmed for Mr. Smith that 1) they should have a signed easement agreement before the October Special Town Meeting and 2) that this abutter is not asking for compensation; he is not aware if the abutter of the larger parcel will require compensation.

Discussion - Application from Scituate Little League (\$200,000) – There was no discussion. Mr. Fennelly said that there is a Recreation Commission meeting on Wednesday to discuss the location for the field.

Discussion/Vote – Application from Teak Sherman Community Garden (\$48,013) - Jean Shildneck – *This is a follow-up discussion from the June meeting. Please refer to the June 2021 minutes for more information on this project.*

Ms. Shildneck said that the new application funding request is for \$48,013: \$30,000 for the fence, \$8,000 for tree removal, \$2,500 for the bridge, \$1,000 for the hydrant, \$250 for a Weed Wacker, and \$6,300 (15%) contingency.

Ms. Shildneck said that Ms. Scott Pipes and Amy Walkey, Conservation Agent, walked the property to review the trees planned for removal. They were okay with the trees coming down with the exception of any near the wetlands.

Ms. Shildneck also looked into the accessibility issue and asked Ms. Scott Pipes to discuss this point. Ms. Scott Pipes said that, based on the rules and regulations, when you dealing with outdoor spaces not every path outside needs to be ADA compliant. She noted that the bridge would not be a good location due to the incline in that area. However, there are some spots along First Parish Road for a couple of cars with handicapped access. This is also where a raised garden bed could be located.

Mr. Fennelly agreed that, while it is not required, he would like to see a handicapped parking spot in the other entrance at First Parish Road. He also suggested adding signage to the budget for the handicapped parking as well as appropriate surfacing for wheelchairs.

Mr. Chick noted that the Weed Wacker is not an allowable expense and should be removed from the budget. He also asked about the Conservation Commission filing and if the Board should see the results of the filing prior to voting. Ms. Scott Pipes said that it will likely be an RDA and that it is only a formality because the tree removal would be on Town owned land.

The vote was tabled.

Discussion/Vote – Historic preservation of Gaelic-English Journal (\$2,100) – Mary Porter – *Application to evaluate, repair, preserve and digitize a rare Gaelic-English journal. The Historical Society will contribute \$300 for a total cost of \$2,400.*

Ms. Porter referred the Board to the supporting documents that were submitted with the application. She said that this is a very unique journal written in both Irish and English by Patrick O’Keefe and covers the years from 1815 to 1855 when he lived in Ireland and then Massachusetts.

The Historical Society is not sure when the journal came to be in Scituate, but it has been their collection since the 1980s and is of great interest to Irish scholars here and in Ireland. Once restored, they would

like to digitize the journal and put it on their website for both international study as well as the public interest, noting that Scituate is on the Irish Heritage Trail and has a sister city in Ireland.

Ms. Stillman asked for a breakdown of the cost. Ms. Porter said that evaluation by a conservator, paper mend and archival box is \$1,600; digitization is \$600 and registrar courier is \$200.

Ms. Porter noted that the journal, once digitized, could tour with the Irish Heritage Association, be on exhibit, and be reproduced, etc. She noted that they have a volunteer working on the translation which would accompany the digitized copy.

Mr. Chick asked about the timeline. Ms. Porter said, once funding is approved, it could be done very quickly.

Mr. Smith said that the Northeast Documents Conservation Center is the best at what they do. The interest from scholars makes this very valuable and he considers it a good investment.

Mr. Connor asked if there is any research on Patrick O'Keefe. Ms. Porter said that they have found several people with that name in Massachusetts and the research is continuing.

There was a discussion about the value of the journal vs the cost of the restoration. Ms. Porter said that, in her view, it is worth the cost to restore this due to its rarity and scholarly interest.

Mr. Fennelly asked if they could get an estimate on the value of this prior to the town meeting and asked Mr. Smith to give his opinion. Mr. Smith said that there are people who deal in rare books and you could probably get an estimate. But estimates like this, over time, will change. He thinks that, if there is a value beyond the physical book, it is in the historic viability you can get by researching with it.

Mr. Fennelly asked Ms. Porter to come back with some kind of valuation or estimates for the September meeting. The vote was tabled.

Discussion/Vote – Bailey Ellis House Basement Interior Perimeter Drainage Project (\$8,000) - Janet Cornacchio, Robin Glaser, Scituate Art Assn (SAA) – Application for funding to install an interior perimeter drain within the main basement (A) to address recent flooding issues.

Ms. Cornacchio reviewed projects funded by CPC over the years, and the SAA's history of matching funds and securing grants. Although this project was originally part of an earlier funding request in 2014, cost overruns from repairing the roof prevented them from completing this part of the project.

She noted that the basement was dry for a while due to exterior drainage systems but the water table has changed over the last few years. Due to the rain we have had this year, water is coming in through the base of the foundation and running through the building. She said that basement A is the first one they need to address. The new drainage system will send water to the lowest point and will eliminate the need for a sump pump; it will still require dehumidifiers.

Mr. Smith noted all the improvements the SAA has made and reminded the Board that the Town essentially owns the building and it is leased to the SAA. It is a good investment.

VOTE: A MOTION was made by Ms. Burbine to approve \$8,000 to fund the Bailey-Ellis drainage project; Seconded by Ms. Stillman; all in favor (9-0).

Roll Call Vote: Suzanne Brennan – yes, 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

New/Old Business

Mr. Fennelly sent a spreadsheet out on the current financials; it is an estimate. We are expecting some significant revenue from the State. We have about \$4M in total.

Mr. Fennelly said that the Board will be getting an application to purchase land adjacent to the Purple Dinosaur playground. This will be considered for the ATM.

Adjournment - The meeting was adjourned at 8:15 p.m. by unanimous vote (9-0).

Roll Call Vote: Suzanne Brennan – yes, 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

- Teak Sherman amended application*
- Bailey-Ellis House application*
- History Gaelic-English Journal application*