CPC

Meeting Minutes

November 8, 2021

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

Additional Attendees: Shari Young, Admin

Public Attendees: Kevin Kelly, Caroline Meehan, Tony Meschini

The meeting was called to order at 7:00 pm.

Ms. Burbine made a motion to accept the agenda for November 8, 2021; seconded by Mr. Smith; the vote was unanimously in favor.

**MINUTES:**

No meeting minutes

**DISCUSSION: Sunset Road Land & Mordecai Lincoln Road Property Acquisitions**

Mr. Fennelly indicated that one of the principle owners of the Sunset Road/MacDonald Farm property has decided they no longer want to sell one of the parcels included in the sale to the Town. The Town is working on a resolution, but not clear how it will proceed. There is potential for the sale to continue on and not include the one tract of land in question.

Mr. Fennelly also updated the group on the Mordecai Lincoln property; the sellers are potentially looking for more money. It is unknown if a P&S has been signed and the purchase may need to be re-negotiated. If it needs to be re-negotiated it will have to go back to Town Meeting if more money is necessary.

Mr. Smith said there is the option of buying a Preservation Restriction on the property so it could not be developed; it would be historic and have to remain as open space, but the property owners could put it back on the open market for more money. Such a restriction would limit the public access. He said when the proposal was first made to CPC it was so the property could be preserved.

There was discussion about when agreements could be signed for future acquisitions and could there be a signed agreement pending Town Meeting approval. There was continued discussion if a P&S has been signed for Sunset and it was not known for sure. Mr. Fennelly will look into the possibility of an agreement being signed prior to a Town Meeting for future acquisitions with conditions.

Mr. Fennelly indicated there are possibly nine applications to come before the Committee.

* Scituate Light House Restoration - $800K
* Baseball Field, 90’ Field - $600k
* Cole Parkway Bandstand - $83,000
* Hollett Street Land Acquisition – TBD
* Town Archives
* High School Tennis Courts Restoration - $12,325
  + Study and design
* Cedarwood/Utility Road Path
  + No estimate at this time

Mr. Fennelly noted two applications that would be coming in after the October 1 deadline and wanted agreement from the Committee.

* Friends of Scituate Dog Park
  + 2nd part of the original proposal, Small Dog Park
* DPW Sand Nourishment - could be problematic, awaiting application

Mr. Fennelly mentioned that the Affordable Housing Trust will be returning the $100,000 allotted to them for COVID Rental Assistance; this will be a rescission.

**DISCUSSION: Cole Parkway Bandstand - $83,000**

Mr. Kelly said this is part 2 of the renovation; part 1 included the benches, trash receptacles and was about $13,000 handled by Lorraine Devin; the work has been completed. Mr. Kelly proceeded to explain the work needed is more than what was originally thought.

* Original request for $80,000
  + Inclusive of the $13K already spent and the balance to be used to give the bandstand a facelift
  + Original estimate did not include prevailing wage, staffing issues, COVID job did not get done
* Reviewing the structural integrity of the current bandstand
* Roof was not part of original estimate, evaluating whether to clean or re-shingle with asphalt shingles
* Electrical work more expensive, $18K-$20K, also needs to be raised up to meet Flood Plain requirements.
* Plans included making the structure larger by adding a 10’x14’ deck, stairs on all three sides
  + Addition of deck would create more greenspace
  + Would use Trek materials
* Handicapped ramps, etc., would need to be evaluated depending on the amount of work done.

Mr. Kelly said the project has become larger than originally thought; there was discussion if the structure should just come down, he said that is being evaluated. Original structure is approximately 50 yrs. old.

Mr. Kelly said the original bid was for $80,000 there are additional costs of materials increase, roof cleaning, electrical and lighting upgrades and engineering services is an additional $61,000k. The original request was $80,000, $13K has been spent leaving a balance of $67K the projected cost would be $150K it is being estimated that an additional $83K is needed to complete the project. He said once the structural engineering review is complete it could then be assessed if the plan is viable or they should start from scratch.

Mr. Chick asked about the cost of the shingles and asked if the roof is cleaned how many years would be added; Mr. Kelly did not know.

Mr. Kelly said the structural assessment can be done now, the money is available, once that is complete it can be determined if the building should come down. He said they wanted to have the conversation and let the CPC know what they are thinking of doing and get it back on the radar.

Ms. Burbine said she would be an advocate of replacing the structure; it is a focal point in the harbor. She would like to see it well done and maintained. She also discussed the idea of extending the grass are into the parking lot, an idea brought up years ago.

Mr. Smith said he would like to see what the engineering says; if it has to come down could it be moved slightly and could there be more design around it. Mr. Kelly said if it does have to come down it could be a different shape.

Mr. Chick agreed with all points and is interested to hear what the engineering report says. He questioned the depth of the footings, are they at frost depth. If it is repaired what is the expected live span versus replacing the structure. He does like the idea of a slightly bigger project where the site is considered around the structure. He does support doing something.

Ms. Stillman opined all are great ideas and also thinks something should be done.

Ms. Brennan is also supportive of doing something.

Mr. Fennelly said he likes the project a lot, but thinks people will think it is a lot of money so the application should really have a lot in it to let people know what they are getting for the money. He likes the idea of expanding the area, particularly the landscaping so there could be a nice seated area around the gazebo. Mr. Fennelly said it would be important to get the engineering assessment done before continuing on with any other expenses at this time. He also suggested that a 10-15% contingency be included.

Ms. Burbine also recommended Mr. Kelly approach the merchants in the harbor, Scituate Chamber of Commerce and the Economic Development Commission for possible donations.

There was discussion about the electrical upgrades, etc. and what the lines service. Mr. Kelly said they just service the bandstand and some lights around it. Mr. Chick was just ensuring that work on the electrical would not be servicing something that CPC could not fund.

Mr. Kelly will come back to CPC at the December meeting with revised numbers, explanation of the project and any other new information that is made available; key is getting the engineering study done.

**DISCUSSION: 0 Hollett Street Land Acquisition - $40,000**

Mr. Fennelly indicated the application is for CPC to purchase the land on Hollett Street from Mr. Meschini. He indicated Mr. Meschini may want to revise the application.

Mr. Tony Meschini said his grandfather purchased the land in 1915 and he inherited it in 2004. He went before the Planning Board in 2014 because he did not want the property developed by a developer. He said his parents would have wanted to see the land go to the town for recreation purposes.

The property abuts the purple dinosaur; there was discussion if the 90’proposed baseball field could be put on the premises. The thought was it may be too small for 90’; if the little league 60’ field was taken out and this property added dimensions would have to be looked at for the 90’baseball field.

Ms. Brennan said before deciding how to use it the CPC needs to decide if they want to buy it.

The land is landlocked and is all upland, but it is not a buildable lot.

Mr. Meschini indicated the abutters have expressed interest in the property. He was advised by his attorney to offer the land at the Town at $40K, $17K/acre because the opinion was the Town would not pay more. He is rethinking that price based off of recent activity; he just wants to get a fair price.

Mr. Fennelly indicated the Town could do an appraisal on the property; Mr. Meschini was happy with that recommendation.

There was discussion about the purchase of the Border Street property and some of the nuances involved in that purchase; the town had the right of first refusal and there was an offer on the property from a developer that set the price. Ms. Burbine also noted that $350K was raised to help save the property.

CPC will start the process to get an appraisal and once complete CPC will have Mr. Meschini back for further discussion.

**DISCUSSION: Cushing Trail - Cedarwood/Utility Rd. Path - TBD**

Mr. Fennelly introduced the project; Ms. Caroline Meehan who is representing the project was advised to get the application in even without any costs, etc.

Ms. Meehan said she is trying to get an Engineer to help with the project, but is not sure of what the next steps should be. She said the path/trail goes from Cedarwood/Utility Roads to Aberdeen and the Cushing School and it is in disrepair. It is a paved pathway/trail, but she cannot find any background information on it.

Mr. Smith opined it is the old Cross-country trail and thinks there maybe some kind of drainage under it from Cushing; the path has been there since the 50’s.

Ms. Meehan said it has been paved for many years and potentially since Cushing was built; today’s standards would not allow for it to be paved because of its proximity to wetlands. Ms. Meehan opined even if Cushing School was to go away the path would still be used. She is hoping to have the path repaved.

There was discussion that some kind of mitigation may be required from Conservation in order for the work to be completed. It is not clear who owns the path, but Ms. Meehan said it does get plowed in the winter. She is just trying to get it fixed as it is now, not to make it a huge expensive project.

Ms. Brennan suggested to Ms. Meehan that she work on getting some support for the project because when the community starts chipping in the Town gets behind projects much faster. Ms. Meehan said she already has two letters of support one from the Cushing PTO and is anticipating a couple more.

Ms. Meehan said her goal was just to work with DPW and have it repaved, but she has not had much success. Ms. Burbine said she would reach to DPW/Traffic Rules on behalf of Ms. Meehan.

Next steps, ensure the land is owned by the town, get sign off from DPW and have DPW give some budgetary numbers on how to fix it. There was discussion about the cost and materials and the potential of adding some solar lighting and connecting it to the trail that goes around the fields at the high school.

*Town Archives* will be discussed in December.

*Tennis Courts:* There was discussion about the money request for the Tennis Courts for a feasibility study to do a concept design. It was mentioned that the High School may be taking over the project.

***Outstanding projects:***

Mr. Fennelly said there are about 30 outstanding projects and a lot are within the last year or two and some are older but have been delayed due to COVID. There are about 8 projects that will be reviewed for rescission.

* Bailey Ellis
* Tercentenary Markers – Mr. Smith said the money will be spent so it should come off the rescind list
* Roach Baseball Field – some items still be taken care off that needs to be finished. There are 2 grants for the project, one has $15K and that will be rescinded.
* Historical Survey - $10K
* Plaque Restoration - $5K
* Affordable Housing - $100K

**NEW BUSINESS/OLD BUSINESS**

No new business or old business discussed.

Ms. Burbine moved to adjourn the meeting; the motion was seconded by Mr. Smith; the vote was unanimously in favor.

The meeting was adjourned at 8:16 pm.

*Submitted by: Shari Moak Young*