

CPC Meeting
December 12, 2016
GAR Hall

Attendees: Ann Burbine, Karen Connolly (Chair), Adam Conrad, Stephen Coulter, Dan Fennelly, Tom McShane, Gary Meyerson, Penny Scott Pipes

Additional Attendees: David Ball, Mary Porter, Mike Cucchiara, Joe Armstrong

The meeting was opened at 7:00 pm

Acceptance of Agenda – A **MOTION** was made to accept the agenda; All in Favor

Acceptance of Minutes – A **MOTION** was made by Mr. Meyerson to accept the October 17th and October 24th minutes as written; Seconded by Mr. Fennelly; ALL IN FAVOR

APPLICATION HEARINGS:

SCITUATE HISTORIC SOCIETY – David Ball, Mary Porter

1) **Documents and Photographs Preservation Project** – *Application for \$31,000 to preserve and restore 17 documents including Plymouth Colony genealogy books (1600s); photo exhibit of Scituate's agriculture and husbandry in the early 20th Century created by Thomas Lawson and photographer Thomas Marr; photos of the Lawson estate; and original documents from the American Army of Two and the Pilot boat Columbia. The Historic Society will contribute \$4,000 for a total cost of \$35,000. [NOTE: the project costs were later amended to include shipping and insurance for a new total cost of \$35,919.]*

Ms. Porter said that many of the documents in their care are in poor condition and cannot be handled by the public and many are heavily used in research and need to be rebound. In order to obtain cost estimates they invited art conservators to visit and view the collection. Ms. Porter gave a list of the documents to the board and discussed the historic value of the samples she brought. *(A list is available on the Town of Scituate website.)*

The board discussed some concerns with items that are heavily used being handled by the public and asked if they should be digitized and the originals preserved. Ms. Porter said that the estimates include either scanning, photographing or rebinding the items depending on age, value and usage.

There was additional discussion on whether or not the 10 volumes of Plymouth Genealogy should be digitized (and not just rebound) and whether they were available elsewhere. Ms. Porter said that, even if they were, the Scituate Historic Society does offer access to other town's information and they do not have PC's for researchers to use. Some places have subscriptions and fees, but they do not have that. They were only planning on rebinding them, not digitizing them because they are used quite a bit. Ms. Porter explained that at \$.80 a page it would be very costly.

Ms. Connolly suggested that, since these books were for the Plymouth Colony and not just Scituate, perhaps they could form a partnership with other CPC's or historic organizations willing to share the cost of digitizing them. The board agreed that they saw the value in doing this as a separate project.

2) **Mann House Roof Repair** – *Application for \$30,000 to repair the roof of the Mann House to preserve a historic home and its artifacts.*

Mr. Ball said that they did do a portion of the roof last spring and now the rest of the work needs to be done. They will need to repair 18 square feet with red cedar shingles. He received an estimate for \$24,900 for the entire project; the \$30,000 request includes contingencies. The project cost would not require going out to bid.

Ms. Connolly suggested that since the Town owns the building, that they meet with the Town Administrator and the Building Department. She reminded the board that historic structures can be repaired under the CPA rules.

Mr. Meyerson asked Mr. Ball if the Historic Society has a line item for capital planning. Mr. Ball replied that he has to submit a budget each year to the Town Administrator and this year it is just under \$14,000. If they set aside \$6,000 for building and maintenance, it is not enough for these old structures that need work year after year. The only building that has a source of funding is the Mann House with its rental unit.

Ms. Connolly said that with the Town owning these structures it is incumbent on the Town to take care of them and credited CPA funding with helping towards that end. She also suggested that the Historic Society get on the Capital Planning Budget going forward.

3) **Historic Plaque Restoration** - *Application for \$9,000 to restore two historic plaques, including restoration, molds and police duties, if needed.*

Mr. Ball said that they would like to restore a plaque placed on Hatherly Road in 1922 commemorating Timothy Hatherly, one of the founding fathers, and a World War 1 Memorial plaque placed on Edward Foster Memorial Bridge in 1931. The project estimate included created molds of the plaques, if ever needed.

Skylight Studios, the same company that restored the Dallin plaque, would restore these plaques. Mr. Ball explained the process that would be utilized in each case. He also noted that there was a possibility that they may decide to place the replicas at the sites and the originals at some other location. He showed photos of the plaques to the board.

Mr. Ball asked the board if they could include plantings around the rock where the Hatherly Plaque is placed. Ms. Connolly said that these requests have come up before and that CPC cannot pay for plantings. Ms. Burbine suggested they contact the Beautification Committee.

SCITUATE HOUSING AUTHORITY – Stephen Coulter, SHA Chair; Jody McDough SHA Board; Stephen Irish, Affordable Housing Trust; Joseph Armstrong, Consultant; Michael Cucchiara, Director of Development, The Grantham Group

Lawson Green Apartments/Senior Affordable Housing – *Application for \$1.9M towards the funding of much needed affordable housing for seniors. The total cost of \$8.2 million also will be funded by the Scituate Affordable Housing Trust (\$600,000), as well as State Affordable Housing Grants, low income Housing tax credit financing, Department of Housing and Community Development or Mass Housing HOME grant and developer equity partnerships.*

Mr. Coulter said that the Scituate Housing Authority has determined that affordable senior rental housing has reached a critical phase and referred to the 2015 Housing Study which indicated that the over 65 age group is the fastest growing population in Scituate with few affordable housing options.

The location they selected for Lawson Green Apartments is a large parcel of land behind Central Park and the Town Library which is owned by the Scituate Housing Authority. He explained that last year, in conjunction with the Affordable Housing Trust (AHT), they conducted a preliminary engineering study to come up with conceptual ideas for this parcel of land.

After interviewing several companies and touring their properties, The Grantham Group was selected to be the developer of the project and, ultimately, the manager of the property. Mr. Coulter stressed that this property will not be managed by the HUD, SHA or the Town, and will remain affordable in perpetuity.

Mr. Coulter explained that Lawson Green will have 30 apartments that will be 100% affordable for the senior who does not qualify for low income housing, but can no longer afford their home. He noted that the architect that worked on the design also worked at Pine Hills in Plymouth. The design will be an attractive addition to the area and will tie in to the Central Park building and will blend in with the neighborhood.

Mr. Coulter added that, with the CPC and Affordable Housing Trust contributing funds, it will be financially feasible to keep the Lawson Green Apartments affordable in perpetuity. No additional CPC or AHT funding will be requested.

Mr. Armstrong said that, at this stage of the process, they only need letters of support from CPC and AHT to take to DHCD to secure the necessary tax credits. He added that no CPC or AHT monies will need to be given to the project until all State agreements are set. Ms. Connolly asked if they could secure the tax credits prior to the Annual Town Meeting.

Mr. Irish said that the typical cost of developing a single family affordable house is \$400,000 and, at \$59,000 a unit, he believes this option has more cost benefits.

When asked by the board for the income range, Mr. Coulter said it will be for seniors who have approximately \$29,000 to \$59,000 annual income, which is too much to qualify for the low income housing. The SHA has found that the moderate income seniors are under served.

There was further discussion about the various funding sources, project timing, meeting with Town boards and abutters, and the permitting process. There was agreement that public information meetings should be held prior to the town meeting.

DISCUSS/VOTE MEETING CALENDAR - Ms. Connolly asked the board if any of the applicants need to come back for a final hearing. If application amendments are needed, they can vote in January contingent on the amendments. The board agreed that the applicants need to get final changes or amendments to Mary Sprague by January 17th. The board agreed to meet on January 23rd at Town Hall with a snow date of January 30th.

A MOTION was made by Ms. Connolly to move the January meeting to January 23rd; Seconded by Ms. Burbine; All in favor. A MOTION was made by Ms. Connolly to have a snow date of January 30th; Seconded by Ms. Burbine; All in favor.

A MOTION to adjourn was made at 9:35 pm; All in Favor.

Submitted by:

Mary Sprague

Administrative Assistant