CPC Meeting Minutes

Monday, June 13, 2022

-Meeting at Scituate Public Library -

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

Additional Attendees: Kevin Kelly, Jon Duane (Housing Authority)

Acceptance of Agenda – Motion by Mr. Fennelly to accept the agenda for June 13, 2022; Second by Ms. Burbine; unanimous vote (6/0 in favor).

**DISCUSSIONS/ Votes:**

**Discussion/Vote – North Scituate Beach Nourishment-** Mr. Fennelly noted that the Community Preservation Coalition feedback on this application was that it was not eligible for CPC funding. The feedback included “it’s clear that sand replenishment is a maintenance activity. Sand is a consumable commodity and sometimes needs to be replaced.” Another issue is that “according to definitions in CPA “beaches are an open space asset, not a recreational asset”. The coalition pointed out the definition of open space in the Act. They further stated “while CPA funds can be used for capital improvement to rehabilitate recreational land, CPA cannot be used to rehabilitate open space.” There was no further discussion by the committee.

**VOTE: A MOTION to deny the application was made by Ms. Burbine and seconded by Ms. Scott Pipes. A unanimous 6-0 vote was made to deny the application.**

**Update/Discussion – Cole Parkway Bandstand** – Kevin Kelly reported on various actions with the town regarding the bandstand. The consensus was that the bandstand needed complete replacement due to the deteriorating nature of the structure, based on an engineer’s structural report. There was a discussion regarding the town taking action in raising Cole Parkway but that was determined not to be happening in the near future due to anticipated cost. The town is working on producing an RFP for the replacement of the structure. Mr. Kelly said they have current CPC funds to cover the cost of design and engineering which will occur during the summer and fall. Because he will not have anticipated construction cost numbers until late fall or early winter, he expects to return to the CPC to request construction funding at the April Town Meeting in 2023 (not at this fall’s Town Meeting).

Mr. Chick inquired about the scope of the RFP and whether it includes both design, engineering, and construction oversight of the bandstand, which Mr. Kelly confirmed. Mr. Chick asked if an expanded site area around the bandstand is being considered for concert spectators, and if so, the scope should be included in the RFP. Mr. Chick also noted that there are several manufacturers that offer commercial-grade bandstands that can be semi-customized and that the town might consider this approach as a way of controlling construction cost (a fully custom bandstand is likely to be expensive).

Ms. Burbine said that eliminating some parking spaces immediately adjacent to the bandstand in favor of lawn or paved areas for spectator seating could be a benefit to the harbor walk without too much impact to the existing parking capacity. Ms. Burbine also suggested that a local architect might be willing to donate his/her services.

It was suggested that Mr. Kelly reach out to Neil Duggan and Bob Vogel for input. The application will be modified in the near future based on the results of the town’s RFP, the design and construction budgeting efforts. Mr. Fennelly asked Mr. Kelly to return to the July meeting to update the committee.

**Update/Discussion – 90 Foot Baseball Field** – Mr. Fennelly updated the committee that a public meeting was held in May discussing the proposed options for the baseball field. A committee of stakeholders (recreation, lacrosse, soccer, etc.) was established to propose the location for the field and they decided to construct the field on Central Park South. There is an option to put a softball infield in the baseball diamond’s right field, so there is no loss of a softball field due to the project. That will be an option that will be discussed by the applicants with the Select Board, Planning Board and Advisory Committee. The “Old Gates” location was ruled out due to expected expansion of the parking for the Senior Center, but a plan was drawn up to illustrate the impacts and issues, and this was also presented at the May public meeting.

The applicant was unable to attend this meeting so there was no further discussion by the committee. CPC will invite the applicants for an update and possible vote in the July meeting.

**Update/Discussion – Cushing Trail Restoration**– There have been several discussions with the town on repaving this trail between the applicant and the DPW. Further information is needed to evaluate the scope and cost of the work. CPC will ask for an update at the July meeting.

**Discussion – Scituate Housing Authority Window Replacement–** CPC recently received an application from the Scituate Housing Authority for $576k to replace 78 windows at Wheeler Park II that are in disrepair, leaking and in need of replacement. Jon Duane, Chair of the Housing Authority, attended and provided background information for the request. The windows, installed in 1993 are in need of replacement as many parts are difficult to obtain and the existing windows are difficult for the elderly residents to manage. The application includes estimated costs including pricing obtained from Hingham Lumber for Andersen Windows.

There was much discussion by the committee on whether this might be a maintenance request versus a capital improvement. It was decided to hold off on that decision until the next meeting where the committee can have further clarification by evaluating the CPA text and soliciting possible guidance from the Community Preservation Coalition.

Ms. Burbine described issues with mold in the tenants’ rooms and her opinion that the building is in poor condition. She expressed preference for replacing the building and looking for ways to construct additional affordable housing on land currently in the care of the Housing Authority. There was further committee discussion regarding other sites in town for affordable housing.

Ms. Caffrey agreed that building additional affordable housing would be a benefit but noted the current issues with the town’s affordable housing properties like Wheeler Park II. She expressed concerns about potentially displacing residents if the building was rebuilt in its entirety. She noted that the residents are particularly low income and need significant assistance. Ms. Caffrey said many of the residents are veterans, and veterans around Massachusetts receive preferential treatment when affordable housing units become available.

Mr. Chick asked about the quote provided in the application, which lists approximately $2,400 per window with an additional $1,000 budgeted for window trim replacement, which seems especially expensive. Mr. Duane noted the pricing from Hingham Lumber was for wood replacement windows from Anderson. Mr. Chick suggested that alternative manufacturer’s might be considered as they may be more affordable. In addition, he suggested looking at alternative materials such as vinyl, composite, or fiberglass rather than wood, given that there are suggestions of mold issues and residents have difficulty opening heavy wood windows. He also noted that the building was constructed in 1974 with all windows replaced 19 years later in 1993 and now, 29 years later, they again require replacement. He expressed hope that any new replacement windows will have a much longer lifespan. Mr. Chick also questioned the need for design services (noted in the application) and suggested the applicant research how the town handles window replacement services in other municipal buildings.

Mr. Fennelly also expressed concern about the pricing and requested that the Housing Authority get additional quotes to see if the cost could be reduced. The Housing Authority was asked to update the project at the July meeting.

**Update on Town Meeting and CPC Deadlines -** Mr. Fennelly informed the committee that the fall Town Meeting was being moved up to September 19th rather than the usual November timeframe. There was a discussion that, due to the September meeting date, CPC would need to vote on applications in August in order to meet the deadlines for the Town Meeting. The Town Meeting warrant information, presentations to the Select Board and Advisory Committee all need to be completed about 30 days prior to the Town Meeting. That would also affect the applicants as they will need to finalize their applications and complete the CPC vetting process much earlier than past years.

**New/Old Business** -There were no new/old business issues discussed.

**Adjournment** - The meeting was adjourned at 8:30 p.m. by unanimous vote (6/0 in favor).

*Submitted by–Dan Fennelly and Skyler Chick*

*Documents submitted – none*