

CPC Meeting Minutes
Monday, December 12, 2022
- Scituate Public Library -

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

Additional Attendees: *Karen Connelly (Select Board), Paul Bartkiewicz (EDC/Scituate Harbor Advisory Redevelopment Commission/SHARC), Patrice Maye (Harbor Cultural District), Robert Dutch (School Dept/Finance), Bob Dillon (School Dept/Assistant Facilities Dir), Mary Oldach (Jenkins School Principal), Tracy Riordan (Wampatuck School Principal), Kelly Bower (Beach Commission), Susan Fiore (Chamber of Commerce), Jon Duane (Scituate Housing Authority)*

Acceptance of Agenda – Motion by Mr. Fennelly to accept the agenda for December 12, 2022; Second by Mr. Chick; unanimous vote (7/0 in favor).

Acceptance of Minutes – Motion by Mr. Fennelly to accept the October 3 and November 14, 2022 minutes as presented; Second by Ms. Brennan; unanimous vote (7/0 in favor).

DISCUSSIONS:

Mr. Fennelly began the meeting with an announcement that Doug Smith, Historic Commission Liaison, will be stepping down due to work and travel commitments. He noted that Mr. Smith has been a valued member of the committee for many years, specifically on the many historic projects that have been accomplished, and his contributions to all CPC projects overall. He noted that Mr. Smith will remain a member of the Historic Commission and a new CPC liaison will be chosen in January.

FY24 Applications – Discussion/Vote

- **Pier 44 Park Phase 1 (\$300,000)** - Paul Bartkiewicz, Karen Connolly, Patrice Maye - *Application for the design and engineering associated with redevelopment of the 1.04 acre "Pier 44" site into a resilient harborfront park. The site is currently developed with an 8,000 square foot former restaurant building and 70 space asphalt parking lot. The concept designs involve demolition of the old building and parking lot and conversion of the site to green open space for passive recreation and a pavilion or pier for picnics or other outdoor events.*

Mr. Bartkiewicz recalled that, at his first EDC meeting a few years ago, Ann Burbine laid out her vision for a park at the location and he has followed the project over the years. He reminded the board that the Town purchased the site in 2010 to prevent it from being developed. In 2011, the Commission talked to town departments, boards and commissions about the best use of the property and the general response was to develop it as an open space park. A public survey of 1,000 respondents also supported that proposal. In 2012, a study was

funded which recommended demolishing the building and developing a park. A hiatus followed due to other projects, like the senior center and the library. Then, in 2021, they conducted an online survey with 1,000 responses again supporting the open space park.

Mr. Bartkiewicz said that he views the future of Pier 44, not only as a park, but also as an iconic gateway to the harbor and a place that will be a fabric of the community; he envisions that “Meet us at Pier 44” will be a catch phrase in the Town.

Mr. Bartkiewicz showed a presentation to the Board with preliminary precedent images, elevations, flood controls, and technical data (*to view presentation go to link at end of document*). He noted that the space would include historical and cultural aspects, restrooms, a pavilion, an observation deck, a boardwalk, etc. Parking is also an issue that needs to be addressed.

Ms. Connolly noted that the Select Board funded the first phase of design work with Copley Wolf to get the project off the ground with a final design concept. The current CPC request would provide funding for the engineering, permitting and final design documents for bidding, etc., to get the project to the next phase after the final concept design is complete (underway). The goal is to get public approval at each phase.

There was a discussion about the Cole Parkway Gazebo and whether or not it should be relocated to the Pier 44 property or left in place. Susan Fiore weighed in on the harbor merchants desire to keep the Gazebo in Cole Parkway.

Mr. Chick asked how they arrived at \$300,000; Mr. Bartkiewicz said it is roughly 8% of total projected cost of \$3-4M. Ms. Connolly noted the town also received a \$100,000 grant from MAPC. Mr. Bartkiewicz also confirmed with Mr. Chick that they will have public community meetings beyond abutters notifications and typical town committee and board meetings.

The vote was tabled for a future meeting.

- **Jenkins School Playground (\$600,000)** - Robert Dutch, Bob Dillon, Mary Oldach - *Application to replace the existing playground, which is original to the school and over 20 years old. Several pieces of equipment have been removed due to not meeting safety standards. Site work is included in the request.*

Mr. Dutch said that at a recent inspection conducted by the Town, the playground was found to have level 1 equipment hazards (*dangers to life and limb*); some structures have been fixed and some removed. In speaking with the principal and with feedback from the PTO and staff, it was determined that the current location needs to be addressed, which changed the scope of the project. Additionally, the playground is not ADA compliant.

Mary Oldach explained that there are 328 K-5 children who play on these structures every day. The playground is original to the school and its location is split between a building alcove and a field below. Because the alcove is in close proximity to the classrooms, recess causes disruptions and distractions. Relocating the playground will also make it easier for staff to supervise the children. *Ms. Oldach presented the Board with 50 letters from children about what makes a safe playground.*

Ms. Scott Pipes expressed concerns that the schools historically do not maintain the playgrounds and then come to CPC for funding. Her other concern was that school playgrounds are primarily for the use of the school and not the general public. Mr. Dutch explained that 82% of the annual budget goes to salaries. The balance goes to supplies, teaching materials, building maintenance, electricity, etc. He also noted that the buildings and land six feet from the schools are owned by the Town. Mr. Dillion also noted that the school department is now funding maintenance of the school buildings.

Mr. Dutch said he approached Capital Planning first and they recommended coming to CPC.

Mr. Fennelly referred to the Wampatuck playground application [*submitted in 2018 for FY19 funding*] that was for considerably less money [*\$270,000*] and included a fundraising amount [*\$30,000*]. The Board also noted that the Wampatuck playground equipment contract had a maintenance agreement with the company for a number of years after installation.

The Board generally agreed that more funding sources and PTO involvement is needed and noted that \$600,000 seemed like a lot of money for a school playground. Mr. Fennelly asked the applicants to come back with an amended application with additional funding sources to reduce the CPC request.

Ms. Burbine and Mr. Chick suggested that they come back with three quotes from different manufacturers for comparison.

- **Wampatuck Pre-School Inclusive Playground (\$350,000)** - Robert Dutch, Tracy Riordan – *Application from the Wampatuck Early Learning Center to construct and equip the program with an inclusive playground that is suitable for children between the ages of 3 and 5.*

Mr. Dutch said this playground is specifically designed for the early learning center and will be inclusive for children with different abilities; the kindergarten also uses the area. It will be located near the school with an accessible route. Ms. Riordan said the current playground they use for this age group is farther from the building and does not have an accessible route.

The committee shared comments similar to the Jenkins School application regarding fundraising efforts and providing three quotes from different manufacturers for the committee's review. Further discussion was tabled until an amended application is submitted.

- **Mordecai Ln Driveway & Parking (\$150,000)** - Penny Scott Pipes/ Conservation - *Application to widen and level driveway and create 13 parking spots between main house and garage, and removal of four dead trees. The Town Engineering Department developed the concept plan for the parking area included in the application.*

Ms. Scott Pipes said that they need to do a survey first, which is included in the funding request. Tree removal would be by the Town. The driveway will be hardpack surfacing, not paved.

Mr. Chick asked if the Historic Commission has reviewed the plan yet, noting that this driveway and parking area at a historic house are different from the parking areas in the West End. He offered that the Historic Commission might have an opinion on the proposed materials and layout. Ms. Scott Pipes said they are aware of it but it has not been formally reviewed.

Mr. Fennelly asked why this project is separate from the home renovation. Ms. Scott Pipes said it was so the public can have access to the property.

Mr. Chick expressed concern that they don't yet have an overall vision for the property from Conservation, Recreation and Historic commissions and how the individual pieces fit together. It seems challenging to approve this without knowing what the other commissions are planning.

The vote was tabled for a future meeting.

- **Mordecai Ln Homestead Restoration (\$TBD)** - Discussion tabled as applicant was not present.
- **Cole Parkway Gazebo (\$TBD)** - Discussion tabled as applicant was not present.

2023/FY24 Projects - Discussion/Vote

- **VOTE - Wheeler Park Windows** - A MOTION was made by Mr. Fennelly to approve \$548,924 for the Wheeler Park Windows Project, second by Ms. Brennan; unanimous vote (7/0)

- VOTE - Train Canopy Additional Funding – A MOTION was made by Ms. Burbine to approve \$30,991 for the Train Canopy Additional Funding request; second by Ms. Brennan; unanimous vote (7/0)
- DISCUSSION/VOTE - Beach Signage – Ms. Bower said that the Select Board approved the revised design and submitted additional quotes to the Board. The new funding amount is \$16,829.10, which is less than the original request.

A MOTION was made by Mr. Fennelly to approve \$16,829.10 for the Beach Signs project; second by Ms. Scott Pipes; unanimous vote (6/0; Ann Burbine absent for vote)

Old/New Business – Mr. Fennelly noted that they will not have enough money in the current budget to fund all the projects on the FY24 list, adding that it is still not known what the State match will be. It was confirmed that the \$500,000 Pickle Ball project will probably come off that total to be reconsidered at a later date.

Mr. Fennelly said that he attended a recent meeting on the Tennis Court Study and gave an update to the board. This led to another discussion about the tennis courts vs. pickle ball projects and the Board deferred further discussion for another time.

Adjournment - The meeting was adjourned at 8:45 p.m. by unanimous vote (7/0 in favor).

Submitted by: Mary Sprague
Documents submitted: Applications

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