

CPC Meeting Minutes
Monday, January 9, 2023
- Scituate Public Library -

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

Additional Attendees: Karen Connelly (Select Board), Paul Bartkiewicz (EDC/Scituate Harbor Advisory Redevelopment Commission/SHARC), Gigi Mirarchi (Historical Society), Susannah Green, John Neagle, Kevin Kelly (Town Facility Director)

Acceptance of Agenda – Motion by Ms. Burbine to accept the agenda for January 9, 2023; Second by Ms. Brennan; unanimous vote (9/0 in favor).

Acceptance of Minutes – Motion by Ms. Burbine to accept the December 12, 2022 minutes as presented; Second by Ms. Caffrey; unanimous vote (9/0 in favor).

DISCUSSIONS:

Mr. Fennelly began the meeting by welcoming Jack Whittaker, the new Historic Commission Liaison, to the CPC board.

Update on CPA Revenue & Status of Property Purchases – Dan Fennelly

- Total trust distribution from the State - \$781,000
- Total estimated revenue from the town - \$2.8M
- Total CPC reserves - \$5.6M
- Total outstanding project revenues from 2015-2022 - \$4.2M (*large amount due in part to funding for lighthouse, Sunset Road purchase and Conservation Restrictions*)
- There is a \$29,000 short fall in the Community Housing bucket which will be accounted for at the Annual Town Meeting.

Project Application Discussions

- Discussion/Vote - Pier 44 Park Phase 1 (\$300,000) – Paul Bartkiewicz

Mr. Bartkiewicz said they have been refining the three concept and design proposals and will hold public meetings, conduct online surveys, meet with town departments and commissions, and harbor merchants to gather feedback. They will present the final design at the Annual Town Meeting.

VOTE - A MOTION was made by Ms. Brennan to approve \$300,000 for the Pier 44 Park Phase 1 project, second by Ms. Scott Pipes; unanimous vote (9/0)

Ms. Connolly noted that the Harbor merchants have asked that the Gazebo/bandstand remain located in the harbor area. She confirmed that it is not part of the Pier 44 project. The Gazebo will be part of the Cole Parkway redevelopment.

- Discussion/Vote Cudworth House Renovations (\$82,520) - Gigi Mirarchi

Ms. Mirarchi noted the suggested changes that were discussed at the December hearing and said the walkway will be ADA compliant. Although the house cannot be accessible, they are planning to design the walkway so that a wheelchair can access the back room of the house. In addition, they are planning to create exterior descriptive signage. They have also included a 15% contingency to the funding request, and received a quote for four benches at \$8,000.

Mr. Whittaker confirmed that the house will be put back together the way it was, with the furniture and the loom.

There was an additional discussion on the well, which is no longer part of the funding request. Mr. Fennelly suggested not moving the well and adjusting the location of the parking lot, or creating a cut out for the well. It does have a parking berm in front of it.

Mr. Chick suggested that they prioritize items listed in the request

Mr. Fennelly asked that it be defined that the well will not be moved.

VOTE - A MOTION was made by Ms. Burbine to approve \$82,520 for the Cudworth House Renovation project, second by Mr. Chick; unanimous vote (9/0)

- Discussion/Vote Purple Dinosaur Playground (\$260,000) - applicants were not in attendance. The board agreed to vote on this project based on the last update from the applicants and their proposed fundraising plans.

VOTE - A MOTION was made by Ms. Burbine to approve \$260,000 for the Purple Dinosaur Playground project, second by Ms. Scott Pipes; unanimous vote (9/0)

- Discussion/Vote Pickle Ball Court - John Neagle

Mr. Neagle said that the tennis court study is still in progress. He updated the application with the various locations and costs for each. There was an additional discussion on the Gates location being the most viable.

VOTE - A MOTION was made by Ms. Burbine to table the vote pending completion of the Tennis Courts Feasibility Study; second by Ms. Brennan; unanimous vote (9/0).

- Discussion/Vote Cole Parkway Gazebo - Kevin Kelly

Mr. Kelly said that there is a lot going on with the harbor right now and cited the Harbor Resiliency Plan, which is about five or six years out. Although there were some discussions on having the Gazebo as part of the Pier 44 project, that idea is off the table.

He noted that they have a balance of about \$66,000 from a previous funding request for \$80,000 and will use that for cosmetic upgrades with donated labor. This should make it useable for the next seven years.

Mr. Kelly withdrew the application.

- Discussion/Vote Mordecai Ln Driveway (\$150,000) - Penny Scott Pipes - There was a general discussion on the design of the driveway and that it will be hard packed and environmentally friendly. They will have a professional surveyor come to the property.

Ms. Brennan confirmed that this is part of the overall plans for the property.

Mr. Chick confirmed that there will be one handicapped parking spot. He voiced concerns that future renovation work could damage the parking lot. Ms. Scott Pipes assured that care would be taken.

Mr. Fennelly asked if they had any estimates for the work yet. Ms. Scott Pipes said she does have a quote for the engineering. He requested that construction estimates be added to the application prior to a vote at the January 30th meeting.

Mr. Chick asked if the Town Engineer could give a bulleted summary of quantities for more supporting information.

- Discussion/Vote Mordecai Ln Homestead - Jack Whittaker

Mr. Whittaker said that, in December, the Historic Commission did two tours of the house. They found the building to be in relatively good shape. He noted that a lot of antiques were left in the Mill, which used to be an antique store. The Select Board is looking for a licensed antique dealer to appraise what is there and to sell it. He cautioned that they do need to assess if any of the artifacts are important to the history of the property.

Ms. Scott Pipes noted that an inspection was completed which suggested that about \$500,000 to \$600,000 needs to be put into the buildings. It was noted that the inspector did not have access to the small house.

VOTE - A MOTION was made by Ms. Burbine to table the vote; second by Ms. Brennan; unanimous vote (9/0).

New/Old Business

- Mr. Fennelly noted that there is a “hitch” in the Border Street property purchase. The owners who had agreed to grant an easement for access to the Hubbell Preserve sold their house and the new owners were not informed and have not agreed to allow it.

Mr. Fennelly said that all future land purchases will require a legal and binding agreement in place prior to town meeting. Many purchases are done under the threat of development and, while this may result in some delays, it is necessary to “nail down as much as we can” and ensure agreements are kept.

- Mr. Chick noted that they have been receiving “place holder” applications that are short on information or have no information to make the deadline. The board agreed that, going forward, they will not accept incomplete applications.
- Mr. Fennelly said that the Select Board has received approval to potentially relocate the ECC to the future Hatherly school. It was suggested that the Wampatuck ECC playground application may need to be withdrawn.

Adjournment - The meeting was adjourned at 7:45 p.m. by unanimous vote (9/0 in favor).

Submitted by: Mary Sprague

Documents submitted: Applications

TO VIEW DOCUMENTS GO TO - [FY 2024 - PROPOSED PROJECTS | Scituate MA](#)