

CPC - Annual Information Meeting Minutes

November 13, 2017

Scituate Town Library

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

Other Attendees: Scituate Beach Commission/SBC (Steven Tripp, Paula Elsmore, Ann McCracken)

Meeting was called to order at 7:00 pm

Approval of Agenda: A **motion** was made to accept the agenda; All in Favor (9/0)

DISCUSSIONS:

Hearing/Discussion: Beach Commission/Egypt & Humarock Restroom Upgrade Project – *Application for \$260,000 to install two new pre-cast concrete restroom structures at Egypt and Humarock Beach. A SBC survey showed that residents cited fresh water and bathrooms as key issues of concern.*

Steven Tripp (SBC) said that the Beach Commission was started three years ago and now has seven members; their goal is to serve the interests of Town residents. Kevin Cafferty had suggested that they look into cast concrete bathrooms and develop a plan for these structures in Scituate. Mr. Tripp showed the Board members photos and an engineering schematic of a building in Dennis, Mass. The precast units arrive constructed and are made of either cast concrete or galvanized or stainless steel and are rated to sustain 130 miles of wind. The units have four toilets and two sinks. It is recommended that a 6 inch sand or gravel base be prepared to drop it in. They can be connected to sewer or have a holding tank with a pumping system. This application is for Egypt and Humarock, which currently have porta potty's. He added that the application is shy on detail because the Commission wanted to find out what the level of interest is first. It does not have maintenance figures. During the discussion, he said there will be a maintenance plan and the units would be locked at dusk; they will be open seasonally only.

Mr. Fennelly suggested that they speak to Marshfield about costs and maintenance because there is a similar unit at Brant Rock beach.

Mr. Meyerson expressed concerns that homeless people may have access to the building. He suggested that getting better porta potty's may be the answer. He cautioned that, just because people say something in a survey, they may not want it in their neighborhood. They will have to do a lot of community outreach.

Mr. McShane asked if the costs would include tying into the sewer system at Egypt Beach. Mr. Tripp said that the application includes \$30,000 for site prep at each site.

Mr. Smith said that there were concrete structures back in the day that were eventually removed due to lack of maintenance and deterioration and noted that they were vandalized. He asked if there are other funding sources like capital planning, increasing beach sticker fees or out of town beach fees, to finance this project.

Ms. Burbine said that there may be a possibility that the Toll Bros could build the structures at Egypt. She added that the current porta potty's are not being serviced at the beaches and no one seems to be taking responsibility for it.

Ms. Scott Pipes also expressed major concerns about vandalism and the maintenance and daily cleaning of the bathrooms.

Mr. Coulter expressed his concerns about the possibility of vandalism and that the \$ number for sewer hookup is “on the light side”.

Ms. Connolly asked who the Beach Commission reports to and/or who has responsibility for approving the plans. She thinks the CPC would prefer seeing an over-arching plan that covers improvements at all the beaches over a five year period. She feels the Selectmen should review SBC plans prior to the CPC due to all the cost and maintenance issues.

Hearing/Discussion: Beach Commission/Planters Project - \$3,000 – *Application for \$3,000 to purchase two structures for the Humarock Beach right of way at Marshfield Avenue that will offer seating, planting space and obstruct unauthorized vehicles and beautify the area.*

Stephen Tripp explained that the Town of Scituate and some residents have gone to great lengths to put up planters to beautify some of the beach access areas. The access to Humarock Beach has police barriers, trash receptacles, etc., and it’s not welcoming. He is suggesting a pre-cast product that is a combination of a bench with planters. He believes the neighbors and the Beach Associations would create and maintain the plantings. This will offer both a seating area and beautification to the right of way to the beach.

Ms. Burbine said she thinks it is a good idea and they are attractive. She would like to ensure that the Town can get around them if they need access to the beach. However, she reiterated that SBC needs to go to the Selectmen first.

Ms. Scott Pipes expressed concern about maintenance and watering.

Mr. Smith would like to see this application as part of a larger comprehensive plan. He is not sure that this would qualify for funding, unless it was part of a larger plan.

Ms. Connolly said that they would need to be permanently affixed to the ground. Mr. Tripp said they weigh about 3000 pounds.

Mr. Fennelly suggested that they speak to Traffic and Safety to see how they handle the concrete blocks. He said the structure itself is not that attractive.

There was an additional discussion about what the larger or master plan would or should include and how to facilitate it and prioritize the beaches and projects, with maintenance being key; and potential funding sources.

Hearing/Discussion: Beach Commission/Shade Structures Project – *The original application for \$50,000 to place two shade structures at Egypt and Peggotty Beaches was submitted in October 2016; At the Boards suggestion, the SBC did further research on the project and submitted a new Application to Determine Eligibility in October 2017.*

Paula Elsmore (SBC) explained that they have a new design for the shade structures proposed for Egypt and Peggotty beaches. She shared photos of the new designs which will be 12’ wide and 25’ long, consisting of two poles with a fabric shade that is easily attached and is guaranteed to

withstand 90 mile an hour winds. Ms. Elsmore said that the limited warranty for the poles is 20 years, and the fabric is 10 years. Prevailing wage is included in the quote.

Ms. Connolly explained that the poles may not be considered permanent structures by CPC guidelines. Ms. Elsmore confirmed that they would remain in place and be permanent. Ms. Connolly responded that CPC may be able to pay for the poles, but not the shades. She suggested that Town merchants may want to sponsor a shade and provide another source of funding.

Mr. Coulter asked who would be responsible for installing and maintaining the structures. Ms. Elsmore responded that the manufacturer would install the poles; she is meeting with DPW to discuss installing and removing the shades seasonally and in inclement weather.

Although the Board generally liked the idea for the shade structures, there were concerns about maintenance, wind, vandals, and whether or not it was within funding guidelines. Ms. Elsmore discussed other area beaches that already have these structures in place. Ms. Connolly reiterated that the CPC has been asked not to involve the DPW in projects as they are already over-burdened.

Hearing/Discussion: Beach Commission/Flag Systems Project – *An application for \$2,500 to order beach flags for all five beaches that will tell people if there are hazards in the water, like rip currents or sharks.* Ms. Connolly said that this application is probably not within CPC funding guidelines. This project was not discussed with the SBC.

Assign Liaison – Open Space Land Acquisition Project (0 Elm Street) - Ms. Connolly reminded the Board that this application is for 8.9 acres at 0 Elm Street, which is owned by Susan Hands. This is still a lot of confusion regarding the application and whether or not her lot is buildable; CPC cannot pay market prices for land and wetlands will be less than uplands. Ms. Burbine said that she does not have adequate frontage for access to make this buildable. She only has 42 feet.

Mr. Meyerson was assigned as liaison and will have further discussion with Ms. Hands; he also will meet with the Water Resources Committee to determine whether or not the land has any value.

Ms Connolly informed the Board that the Town may be interested in a piece of property on First Cliff. She will update the Board when she has more information.

The meeting was adjourned at 8:40 pm; All in Favor.

*Submitted by
Mary Sprague, Administrative Assistant*

Documents Submitted