

CPC - Annual Information Meeting Minutes

December 11, 2017

Scituate Town Library

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

Other Attendees: Maura Glancy/Rec Dept; William Luethe/High School; Arthur Eddy/Birchwood Designs; Betty Foster/Town Archives; Bob Gallagher/Historic Society; Adrienne Rowles; Susan Hands; Tony Vegnani/Selectman

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: Recreation Department/Track Field Application- Maura Glancy, Bill Luethe, Arthur Eddy - *Application for \$661,250 for the Scituate High School track renovation project. (Capital Plan Funding will pay \$445,000 for the Turf portion of the project for a total cost of \$1,030,000.)* **NOTE: the track project is now budgeted at \$2.2M**

Ms. Glancy explained that, four years ago, they submitted an application to Capital Funding for track and field renovation and were told that the School would renovate the track. Last April, they were allotted \$445,000 from the Town to replace the turf carpet portion of the project. They have been trying to get the track project going again due to its current deplorable and unsafe condition. She noted that they have new budget figures to review with the Board and introduced Mr. Eddy from Birchwood Design Group, the company hired to design the master field plan.

Ms. Connolly clarified that the track will be part of the larger study. Ms. Glancy said that this does not jump ahead of any of the fields in town, but will be Phase 1 of the master plan because it needs to be addressed now.

Mr. Luethe, Assistant Principal, said the overall plan has three phases: Phase 1 will be the turf and track field and Phase 2 and 3 will be based on the Field Use Subcommittee findings. He showed the Board photos of the High School track and explained the safety issues related to the current condition as well as issues with the outdated design. He said the new design will have eight lanes.

Mr. Eddy reviewed the specifics of the design and maintenance. They did a laser survey of the entire area and found challenges with the level of the field; it drops two feet. He explained that to do both the turf and track they need to remove everything that is there now. They need to replace everything and start over, including bringing the bleachers and press box up to code, contingencies, profit, etc., for a total estimated cost of \$2.2M project. It was stressed that the track and turf need to be done together.

Mr. Meyerson said he was surprised at the cost and asked if there are any other sources of funding, like turf grants. Mr. Luethe confirmed that they are looking into turf grants. Mr. Meyerson suggested that the applicants go back to Capital Planning with this updated budget to see if they can allocate more towards the project.

Mr. Smith asked when the current track was built and who paid for it. Ms. Glancy and Mr. Eddy said it was constructed in 1999 as part of the High School rebuilding project. Mr. Smith suggested that a lack of maintenance may be part of the reason for the deterioration. Mr. Eddy agreed but added that the tolerance issue is also problematic. Ms. Glancy said that user fees maintained the turf. No one seemed to know who is responsible for track maintenance. Ms. Connolly said that the master plan should cover those issues going forward.

The Board members generally expressed concerns about the cost of the project and the long term maintenance issues.

Tony Vegnani, Selectman, explained that there is only one Capital Plan for the Town, which is about \$2M a year. There is clearly not enough money to do everything we need to do and unexpected things come up that need to be prioritized. In his opinion, the fact that the outside track lasted 20 years in New England weather is pretty good.

Mr. Smith suggested we get a 30-year bond to pay for the track.

There was an additional discussion about the history of the track and turf project and the master plan study.

Ms. Connolly would like to meet with the applicants again to get a better sense of the total cost in light of the cost of phase 1. She would like to see if there are other funding sources.

Hearing/Discuss: Town Archives/Civil War Book Application – Betty Foster - *Application for \$1,540.50 to complete Phase 3 of the **Scituate in the Civil War** book; copies will be given to Historic Society, Town Archives, Veteran's Agent, and the public schools. Copies also will be available through the publisher.*

Betty Foster said that the Civil War book has been a three year project with lots of volunteer hours. This is the last phase of the project. There was no discussion.

Hearing/Discussion: Town Archives/Massachusetts/Maine Map – Betty Foster - *Application for \$8,945 to preserve a map of Massachusetts/Maine territory.*

Ms. Foster said that she has not been able to determine how the map came to be in Scituate. She has asked Arthur Beale, the former archivist for the Museum of Fine Arts/Boston, to help determine its value.

Mr. Meyerson said that he researched the map maker and said it could be work between \$15,000 and \$16,000 or it could be worthless.

Ms. Connolly said the most germane issue is to determine its condition and value. As an artifact, it should be in the History Room of the Library if it is preserved. She would like to know more about its value to Scituate. Ms. Foster said that many Scituate residents were known to go to Maine. She added that the map was made to make a case for Maine being an independent state.

The next step is to get Mr. Beale's opinion of the map.

Hearing/Discussion: No Scituate Merchants Assoc/Flower Box Project - Adrienne Rowles – *An application for \$5,000 to purchase 15 standing flower boxes to create a “vertical pocket park” that would enhance the drive through North Scituate, with additional funding of \$7,500 being solicited from other sources for a total cost of \$12,500. CPC would fund the hardscaping.*

Ms. Rowles read a summary description of the beautification project to enhance the center of North Scituate Village by creating a ‘vertical pocket park’ in the form of a ground based tall flower boxes lining one side of the street. She offered more details about the project design and reasons to support it for the continued revitalization of the Village. Ms. Rowles has secured help from a local landscaping supply business and a local landscaper and labor would be donated. The flower boxes would not obstruct traffic; DPW offered to remove the boxes in the winter and replace them in the spring.

Ms. Burbine thanked Ms. Rowles for all of her hard work in organizing this project. She cautioned that CPC cannot fund anything that is removable; it must be permanent. She discussed some of the issues and successes that are happening in the Village.

Hearing/Discussion: Historical Society/WW1 Plaques Restoration Project – Bob Gallagher, Allison Short – *An application for \$5,000 to restore two plaques placed in memory of WWI servicemen, located on Lawson Common.*

Mr. Gallagher explained that this project has been changed significantly due to input from Mr. Beale. He advised doing it in a simpler way and they will only be restoring the plaques. They will be using Skylight Studios to do the restoration. The new budget was not presented but will be much lower than the original request.

Hearing/Discussion: Open Space/“0 Elm Street” Land – Susan Hands – *Application to sell 8.9 acres of land at 0 Elm Street; there is no asking price at this time.*

Mr. Meyerson said he met with Ms. Hands to discuss her application and the prices that CPC pays for land. He then did some research and found that this property consists mainly of wetlands. If there is any upland it will be a small amount. He suggested to Ms. Hands that she speak with a developer to see if he/she could anything on the upland lots; if not she should speak to Conservation and Water Resource Committee to see if there is a need for wetlands. This land abuts the Lind property, which was bought by the Town. Another issue is that Ms. Hands has a Quitclaim Deed which is not a guarantee of ownership; the CPC would need to see a clean title in order to purchase the land.

There was an additional discussion about land issues, frontage requirements, and timing for the Annual Town Meeting.

Hearing/Discussion: Historical Commission/Historical Survey and Planning Project - Doug Smith – *An application for \$10,000 in matching funds to apply for a Survey and Planning grant from the Mass Historical Commission, for a total cost of \$20,000*. This is to survey and document historic buildings and areas; documentation is then submitted into the on-line searchable Mass Cultural Resource Information System (MACRIS). *The grants may not be offered this year, which will impact the amount of the project funding. Mr. Smith will know by the end of the month.*

Mr. Smith said historic surveys are a way to inventory everything that is historic in the town. They have done 1,018 so far, including cemeteries, markers, homes, etc., but there are gaps in the Town. The survey gives you the historical information on a property. This information also would be

important for the updated Master Plan, because the last time they did it the Historic Commission did not exist.

Hearing/Discussion: 1st Cliff property, Karen Connolly – There is a joint effort in Town to buy the McDonald property being sold for \$952,000; the Wildlands Trust was asked to approach the seller to see if they would be willing to sell it to the Town. This came to Mr. Washburn via the NOAA people on First Cliff to enhance shoreline access.

Ms. Scott Pipes said this property has come before the Town twice before. The first time in 2008 they wanted \$2M, without the buildable lot. Then, in 2011, they offered it to CPC for \$1.2M. The Board at the time had it appraised, without the buildable lot, which came to \$412,000. She added that the current price includes the buildable lot and it is a beautiful property. She suggested getting a new appraisal and hopefully NOAA would open their wallets.

Discuss CPC and Planning/Development, Brad Washburn – Mr. Washburn said that his department would like to work with CPC and be a resource. A longer discussion will be scheduled at a later date.

TABLED: Review November 2017 STM

TABLED: Review upcoming CPC schedule

The meeting was adjourned at 9 pm; All in Favor.

*Submitted by
Mary Sprague, Administrative Assistant*

Documents Submitted

***Birchwood Design project rendering and budget
Historic Commission MACRIS handout***