

## **CPC Meeting Minutes**

August 13, 2018

Town Library – Community Room

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

**Other Attendees:** Brad Washburn, Director of Planning & Development; Anne-Marie Runfola, Acting Deputy Superintendent for NOAA/Stellwagen Bank National Marine Sanctuary; Mary Jenkins, resident of 1<sup>st</sup> Cliff; Leslie Brigham & Leslie Dienel, No. Scituate Beach Assn; Tara Connaughton, Wampatuck PTO; Jennifer McMellen, Recreation Commission

Meeting was called to order at 7:00 pm

**Approval of Agenda:** A MOTION was made by Ms. Burbine to accept the agenda; Seconded by Ms. Scott Pipes; All in favor (6/0)

**Introduction New Housing Liaison Board Member** – Ms. Durante was introduced to the Board

**Discussion: Sunset Road / First Cliff - \$599,000 (possible executive session)** – Mr. Meyerson advised the committee that, after consulting with Town Counsel, if the Board feels the discussion is becoming a negotiation or if something is said that is considered legally detrimental to the Town or the Board, they will stop the meeting and go into executive session.

Mr. Washburn said that, at a recent meeting with NOAA and 1<sup>st</sup> Cliff residents, it was agreed that there was interest in revisiting this purchase and are putting together a draft application as a place holder (for FY20). He explained that the project would allow for the protection of valuable open space and would provide for enhanced public recreational access to the waterfront. Several partners (NOAA, Wildlands Trust, residents, etc.) have been working collaboratively to advance this project. The Town has also been researching the adjacent parcels which appear to be “owner unknown” to see it would be possible to acquire these to expand open space and recreational opportunities in this area.

He walked the Board through the boardwalk design and signage samples. He noted that there is cooperation between the local and federal parties involved. He added that, if the property is developed, it would shut down any public access.

There was additional discussion regarding who should submit the application, a review of the history of the property and previous sales attempts, and supportive comments from neighbors who believe the land should remain undeveloped.

**Mary Jenkins**, one of the property owners, offered a history of the property and the family’s attempts to sell the property over years. She noted that they are no longer interested in developing the property and the family believes it is a good time for the Town to “step in and purchase the property”. She added that they are all in agreement as to the price.

**Ann-Marie Runfola, NOAA**, read a statement of support for the project to the Board - Attached.

- Ms. Scott Pipes said that this land would be a huge asset and cautioned that, at this point in time, there is still a possibility that the owners will accept an offer between now and the November Special Town Meeting. She added that there is the potential that one house could be built near Sunset Road.
- Ms. Burbine noted that this purchase is a lot of money but this type of property will never come back again and truly supports the acquisition. She added that it is time the CPC bought land east of 3A.
- Mr. Meyerson voiced concerns about interlocking families with interlocking trusts and land restrictions that raise a legal flag, but noted that they are not insurmountable hurdles. He supports the project.

**Discussion: Cole Parkway Bench & Bandstand Project Application** – The application was submitted late and is not complete. A MOTION was made Mr. Meyerson to table the discussion; seconded by Ms. Burbine; ALL IN FAVOR (6:0)

**North Scituate Beach Improvement Assn. Pocket Park Update** – The applicants said that the project has been completed. They offered an explanation about changes in plant material: they need to select hardier plants due to recent storms and some plants were not available. The Association spent \$6,700 on materials, which was more than the \$5,000 budgeted. The total project cost was \$33,725 with CPC paying \$27,025.

The Board noted that the rock engraving only cited the NSBIA and not CPC's role in the project. The applicants pointed to the original design in the application and said it never came up in their discussions. It was agreed that CPC will be added to the rock. The cost and wording of the engraving will be determined; it was unclear where the additional funds will be drawn from.

**Discussion/Possible Vote: Wampatuck Playground** – Ms. Connaughton said that they have met with the Planning Board and gave a recap of the meeting, which included a discussion about storm water. She also noted that the Recreation Commission has voted their support for the project. They are also working on notifying the abutters. There is municipal grant available for ADA improvements and Mr. Griffin will submit an application for funding in 2019. They need to determine the amount for the application. In response to a question from Ms. Scott Pipes, Ms. Connaughton confirmed that the life of the playground will be at least 25 years and will be maintained by the playground company.

Ms. Connaughton shared a document showing the existing conditions which also has been given to the Planning department. They do not have enough of a surface change to worry about storm water issues.

**Recreation Field Plan Presentation** – Jennifer McMellen, chair of Recreation Commission, presented the Recreation Department's field study on behalf of Mr. Fennelly who spearheaded the project (*posted on the Recreation Department webpage*). They have presented this to the Board of Selectmen and the Planning Board and Mr. Fennelly met with Capital Planning. The study covers three phases: maintenance, not enough and overuse.

Ms. McMellen reviewed the findings, the various conditions of the fields and future plans. The issue of maintenance was discussed and the fact that none of the Town departments – School, Recreation or DPW - acknowledges responsibility for varying reasons related to staffing, budgets, etc.

**Discussion/Possible Vote: Community Preservation Coalition** – Mr. Meyerson said that there has been a third reminder regarding the annual dues. Although the Board has voted to ignore the bill, he feels that it is time to let the Coalition know where they stand.

A MOTION was made by Ms. Burbine for the Board to elect not to fund this voluntary payment [of dues to the Coalition]; seconded by Ms. Scott Pipes; ALL IN FAVOR (6/0).

**Discussion/Possible Vote: Project reporting & accountability** – Mr. Smith submitted a draft of documents for reporting on project status to the CPC. The Board discussed whether or not the reports should be submitted annually or when the project is completed. Ms. Connolly suggested holding the final payment until the report is submitted upon completion.

**Upcoming meeting dates** – Mr. Meyerson reviewed the upcoming Town and CPC meeting dates.

August 21<sup>st</sup> – Selectmen hearing

September 10 – regular meeting

October 15 – annual meeting

Nov 14<sup>th</sup> - Town meeting

Dec 10<sup>th</sup> - Regular meeting

**New/old business** – There was no old or new business

The meeting was adjourned at 9:00 pm.

***Submitted by***  
***Mary Sprague***  
***Administrative Assistant***

**Documents Submitted**  
***Field Study – CPC Webpage***

**AMR Comments on McDonald Farm Property Acquisition  
On behalf of Stellwagen Bank National Marine Sanctuary  
Scituate Town CPC Mtg, 8/13/18, 7 pm**

**- AMENDED -**

*Modified slightly after 8/13/18 to reflect feedback from NOAA*

My name is Anne-Marie Runfola. I am the Acting Deputy Superintendent of NOAA Stellwagen Bank National Marine Sanctuary. Ben Haskell, our Acting Superintendent is on travel or else he would have been here as well. He has supported this project for many years and sends his regards and thanks to you all for working so hard to make this happen for the Town of Scituate.

Our offices are located at 175 Edward Foster Road, and our marine operations center is at the end of Sunset Road. We are abutters to this proposed acquisition, First Cliff neighbors, members of the Scituate Harbor Business Association, and proud members of the Scituate community.

I am here to offer our wholehearted support for the town acquisition of the McDonald Farm Property.

The benefits of the town owning this property are described in the proposal, but they bear repeating as they are significant:

- This is the last open space fronting Scituate Harbor and presents a unique opportunity for the town.
- It provides an important view shed from a number of angles in town
- It is highly rated as a natural resource and should be protected
- It provides community access to the shoreline for passive recreation and quiet contemplation
- It will help our community members create intellectual and emotional connections with the land and sea by providing a sense of place, which is important in developing awareness of, appreciation for, and stewardship of the coastline and ocean that has sustained Scituate for centuries
- It will encourage curiosity about the environment and provide learning opportunities for children and adults alike
- Finally, the Property is an integral link in the long-envisioned Maritime Journey Trail.
- The Maritime Harbor Trail: A copy of the trail's Conceptual Outline from 2010 is included with the proposal, so I won't describe the project in detail, but a few key points include:
  - This low impact project would be a valuable public recreational and educational asset.
  - It would expand visitors' knowledge about our local history and natural resources of the town
  - It would strengthen the connection between the town and NOAA Stellwagen Bank National Marine Sanctuary via educational space for local school children at our Marine Operations Center (boathouse)
  - It would provide key information about our community's long connection to the ocean, and to the Stellwagen Bank National Marine Sanctuary

- Finally, a visioning session done with the town and the community, which resulted in a highly favorable response

We commend the town employees and committees who have worked hard on this project for years to bring us to the point where preservation of this property is within reach.

I understand that these projects are never completely straightforward and always take time and needs partnership. To that end, our National Marine Sanctuary Foundation has pledged seed money to start a matching challenge fund for the property acquisition. A private homeowner immediately pledged to the fund. Together, the community will work to help the town procure and maintain this spectacular property for all.

In addition, we are willing to work with the town and the community to realize a Maritime Journey Trail and to identify stewardship opportunities that we can take on.

We're open to identifying other ways we can help, so please share ideas and feedback.

No project, no matter how fantastic - and this one is fantastic – comes without challenges, but let's be as creative and forward thinking and community minded as we can. Let's do this - together!