

CPC Meeting Minutes
September 10, 2018
Town Library – Community Room

ATTENDEES: Ann Burbine, Karen Connolly, Tammy Durante, Dan Fennelly, Tom McShane, Gary Meyerson (Chair), Doug Smith

Other Attendees: Cynde Robbins, Peter Detweiler/Maxwell Trust; Stephen Coulter/Housing Authority; Andrew Boyle, Lisa Huffman/Friends of Scituate Dog Park; Tara Connaughton/Wampatuck Playground; Anne-Marie Runfola, Acting Deputy Superintendent for NOAA/Stellwagen Bank National Marine Sanctuary; Scott MacFaden/Wildlands Trust; Mary Jenkins/resident of 1st Cliff

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. Connolly, All in favor (7/0)

Acceptance prior meeting(s) minutes – A motion was made by Ms. Burbine to move the July and August minutes as amended; Seconded by Ms. Connolly; All in favor (7/0).

DISCUSSION – Annual Project Reviews:

Maxwell Trust Property – Cynde Robbins, Peter Detweiler

Ms. Robbins said are still in the process of resolving the title on one of the properties that straddles Scituate and Cohasset. This is difficult due to separate counties, registries and family genealogy, etc. They hope to have it complete by mid-October.

Ms. Robbins confirmed that Maxwell Trust recently sold a property.

Housing Projects – Stephen Coulter

1) Mr. Coulter gave an update on Lawson Green. The financing stage is still in process. They need to resubmit to the State, but that is not unusual as it is very competitive. They have met with DHCD, Jim Cantwell, etc., to help move it along. He gave an update on timing and said that construction could start at the end of 2019. The Grantham Group has been working on other aspects of the project like engineering and will be in good shape to proceed once financing is in place.

2) Phase 2 of the Central Park Window project is moving along and they have completed the bidding process. Central Park Windows Phase 1 and the Cupola projects are both complete.

Dog Park – Andrew Boyle, Lisa Huffman

Mr. Boyle said that the first bids came back in April much higher than anticipated and thought it may be due to the seasonal timing of the bids. They received six responses with the lowest bid at \$432,000. They are not anticipating coming back to CPC for additional funding.

Mr. Meyerson asked how they would make up the 30% in additional funding needs. Mr. Boyle said the key issue is the location and the site prep required. They are looking at two options:

- 1) There is a potential alternate site nearby on the Driftway – a large grassy area near the boat launch currently under Conservation Commission. This location would remove about 50% of the cost. They will continue discussions with the Town.

2) They are looking for ways to cut down on the funding needs and are working with the Town engineering department on ways to reduce costs. A new RFP will go out over the winter season before the contractors are booked up for the spring.

Mr. Boyle noted that they have heard from local contractors who did not want to bid on the whole project but are willing to do only site prep at a reduced cost. They have been talking to the Town Administrator about ways to handle the bid process.

Ms. Burbine agreed that the alternate site would be better suited and supported that idea. Dog owners are already using the area. There was additional discussion about other parking already in that area.

The applicants noted that they will need to reapply for the ADA grant. They did receive funding for FY18 but there was a time constraint on when they had to use the grant money.

Ms. Connolly asked if the requirements of the Town or the Stanton Foundation have contributed to the cost increases. Mr. Boyle said the area tidal basins are an issue in that area but they wanted an area that would not be utilized by other needs in town.

Recreation Projects

- 1) Cushing Field – Mr. Meyerson said that he received an update from William Luetke and the Cushing Field Girls Field Hockey project is complete; there is some money left over to be rescinded.
- 2) Central Field North project – they are waiting for final paperwork to be done.
- 3) Community Playground – final costs are coming in. Ms. Connolly suggested that, if there is money still available, a sign should be made citing this as a CPC project.

Vote/Discussion: Wampatuck School Community Playground (\$270,000)

Ms. Connaughton gave a final update prior to the board's vote. Karen Joseph, Town Planner, confirmed that the proposed walkway and playground site will not trigger any storm water bylaw issues. She also noted that Mr. Griffin, School Superintendent, said that he submitted a request for \$30,000 to Capital Planning and that he will work with the Town to apply for the ADA grant.

Ms. Burbine made a **MOTION** to fund the Wampatuck School Playground for the sum of \$270,000; seconded by Mr. Fennelly; All in Favor (7/0).

Discussion: Open Project List

Mr. Meyerson reviewed the Open Project list and noted that several bills have been paid so the final numbers may change. He also noted that the Cedar Point Benches & Receptacles project has a \$6,000 surplus due to bench donations made by residents.

Ms. Connolly said that State has reviewed the Wildlands Trust submission and had only a few negligible comments.

Discussion Oct. Annual Meeting

Mr. Meyerson reviewed details regarding the annual meeting. There was no discussion.

Update/Discussion/Possible Executive Session/Possible Votes (ATM): 1st Cliff Property \$599,000

Mr. Meyerson said that the Town Counsel is reviewing the title information. He and Brad Washburn met with NOAA, Wildlands Trust and first cliff residents last week to discuss what they need to get through the process, primarily title verification. He noted that he would like to have all owners sign their intent to sell.

Ms. Burbine would like to “purchase land east of 3A.” She suggested that the neighbors and NOAA come up with some donations to “have some skin in the game.”

Mr. MacFaden, Wildlands Trust, said that, once they have a commitment from CPC, they will set up a donation request on their website.

Ms. Connolly said that public access will need to be secured if the land is purchased and suggested that the Waterways Commission may be able to help with funding, such as a fishing pier. Ms. Jenkins said they are on their agenda October 3rd and will bring them this request.

Mr. Fennelly said that he supports the purchase but there needs to be more due diligence, such as the owner’s authorization to sell and clear title.

Ms. Jenkins said that the real estate agent should have the affidavit. She added that the four estates have gone through land court. She reviewed some of the family history regarding the property.

There was additional discussion about the process and importance of title searches, taking a vote with contingencies in place, and the selling price with two appraisals.

Ms. Connolly suggested the Board have an additional meeting in October so that the applicants can take care of the contingencies, which are: clear title, confirmation from owners regarding authorization to sell and at what price, Town board support letters.

Ms. Burbine made a **MOTION** to reconvene the meeting on September 24th; Seconded by Mr. Smith; All in Favor. NOAA offered to host the meeting.

Discussion/Vote: North Scituate Pocket Park rock engraving

Ms. Connolly said that the engraver sent an estimate of \$495 to add CPC to the rock.

Ms. Burbine made a **MOTION** to take \$500 from administrative funds to pay for the engraving; Seconded by Mr. Smith; All in Favor.

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
*Friends of Scituate Dog Park
CPC Project Balances*