

**CPC Annual Information Meeting**  
**September 12, 2016**  
**GAR Hall**

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

The meeting was opened at 7:00 pm

Acceptance of Agenda – A MOTION was made to accept the agenda, All in Favor

**OVERVIEW OF CPC:**

Karen Connolly said that the Town adopted CPC on March 30, 2002; it is funded through a 3% surcharge on property taxes. She gave the following financial updates (*Note: These numbers are through FY 2016; source: CPA Coalition database-<http://www.communitypreservation.org/content/info-individual-cpa-communities?town=283>*).

- \$12,130,036 in local surcharge
  - \$7,103,720 in matching funds from state trust fund
- Total: \$19,233,756

**Fund Balances:**

- Historic Reserves - \$561,359
- Open Space Reserves - \$567,454
- Community Housing Reserves - \$915,960 (*Ms. Connolly reminded the Committee that this balance is higher because it was decided at the Annual Town Meeting to take Central Park project funds from the Undesignated Funds*)
- Undesignated Fund Balance – \$2,759,364; \$1,183,334 in FY 17 estimated receipts

Total available funds: \$5,987,471

**ACTIVE PROJECT UPDATES** - Ms. Connolly explained that FY 16 approved projects are NOT on this list because they are too new to discuss.

**Recreation:**

Field Study Subcommittee: Gary Meyerson explained that the Field Study Subcommittee was formed a year ago to evaluate current fields and field projects and has 13 members from the major sports group in town. They were asked to determine long and short term needs, as well as acute needs due to the changes at the High School. They did a survey to evaluate field conditions, safety and usage of the fields and found that they have 5,700 kids on fields in town. They also evaluated existing town owned properties to see what was available for fields and made long term and short term recommendations. CPC has already seen some of the recommended projects: Cushing Field renovation (which was passed at the last town meeting) and the Roach Field Parking Lot Project.

Dan Fennelly said that you need about 2 acres for a field. They determined that the top candidates in Town were 1) the lot behind the library (15 acres), 2) the “land swap” property in the West End (40 acres), and 3) an area behind the high school and to the side of Cushing Elementary that has the potential for one or several fields. There are other candidates that may be usable as well.

There was additional discussion about a sports complex building, the complexities of the various property locations, and the needs of the various sports teams (storage, bathroom facilities, turf, lights and concessions).

Ms. Connolly said that there are competing interests looking at this land and that this should be considered a wish list at this stage. She noted that the Field Study Committee will be invited to do a more in depth presentation at a future meeting.

Nancy Fay noted that the area behind the library is also being looked at as a potential site for the senior center.

Central Fields: Still active and still facing roadblocks.

Community Playground: Ann Burbine said that the Site plan waiver was done and the playground should be up and running around Memorial Day Weekend.

Skate Park: This project is complete.

Girls Varsity Field Hockey Field: Gary Meyerson said that this project is moving along; they had some issues with irrigation (they cannot use town water to maintain fields) but came up with another solution using old oil drum tanks and wells.

## **Historic:**

Train Canopy: Doug Smith said that this is complete except for completing the sidewalks.

Bailey Ellis House: Project to improve the drainage system is still active and moving along.

Tercentenary Markers: Doug Smith said that they did the first prototype for the one on Third Cliff. There are nine markers that were created in the 1930's to commemorate Massachusetts' 300<sup>th</sup> anniversary. Dave Ball, Historic Society, said he found a website that lists all of them around the state.

Lafayette Carriage Restoration: Dave Ball said that the carriage came back in January, and it is stunning.

Cushing Shay Restoration: Doug Smith said that this is also done and also stunning. Both carriages are now at the Cudworth Barn. They need to fix two barn doors to completely secure them.

Lighthouse Boardwalk: This project is complete. It was put in place last April and a lot of people have used it. It will be taken up for the winter.

Lighthouse Lantern Room: Dave Ball said that they have not begun the project due to potential structural issues that must be addressed first. An engineer has been out there. They cannot use the copper that is there now and they need a different type. A local artist is interested in using the old copper to repurpose it.

Old Oaken Bucket House Restoration: Coming along well. Dave Ball discussed the various projects being completed and work will continue next spring/summer.

Lawson Tower Museum Space: Dave Ball said that the same structural engineer that has been at the lighthouse has evaluated it and feels that this can be done and inexpensively.

### **Conservation:**

West End Land Parking Lots: Ms. Scott Pipes said that they are close to getting this done.

Open Space Plan: Laura Harbottle, Planning Board, said that they have had some issues in getting the plan updated. The major issue is that a previous board funded it for \$10,000, which is marginal in getting this done. They have had other issues related to the consultants. They also don't have the capability to do the maps that the State requires, but they now have someone to do them. Ms. Harbottle added that, when it was funded at such a low level, it was also assumed that more Town departments would be involved in getting this done, and that has not been the case.

Ms. Connolly cited her concern that they may not get some grants without the updated open space plan. Ms. Scott Pipes agreed that the consultant that was hired has not been effective.

Ms. Connolly suggested that if Ms. Harbottle needs more funds to get this done she should come back to CPC with recommendations and a proposal.

### **DPW – Kevin Cafferty provided the following updates:**

Skateboard Park: 99% done. Friends of the Skateboard Park may be planning a ribbon cutting.

Train Canopy: Complete. They saved steel stations and the Beach Commission is looking to use them for shelters but they need some work.

Tilden Trail: Under construction; they are in the second phase. The project did slow down for a while due to issues with National Grid and police details due to the heat this summer.

Country Way Trail: 90% complete. Ms. Scott Pipes noted that many of the telephone poles have been moved but 7 still need to be moved. Mr. Cafferty explained that they are trying to get National Grid to move a couple of them, but the layout was always in the original plan and they meet handicapped access code (36"). He noted that Country Way is one of the oldest roads in town and the old easements are not typical. They don't have the property to "stretch the lines". Moving all of the poles is costly and problematic. There was no extra money for engineers to be there on location. There were multiple public meetings on this project and the design has been at Town Hall. The original intention was not to relocate all of the poles and that is what was put forward (to the Town).

Frank Snow asked if an agreement could be made with the utility to move them when they need to be replaced (due to age, etc.). Mr. Cafferty said that Sean is working on adjusting the paved areas around the worst poles.

North Scituate Beach Nourishment: The permits are all in order. They are looking at state funding and may come back to CPC if they need a town match. The sand/cobble mixture has a life span that is expected to be 10 years. Engineered beaches that are destroyed in a named storm get funds from FEMA for repairs.

Mr. Cafferty added that applicable CPC projects should include enough funding to be able to do a storm water review with the Planning Board and a wetlands review with Conservation.

### **Planning Board:**

Scenic Road Signs: Ms. Harbottle said that they met today and discussed next steps. She highlighted some of the reasons that this has not been done yet. The State was in the process of changing the specifications for road signs, and identifying the locations took longer than expected. She said they are back on track and have a list where they are going – there are a total of 35 signs and some are two sided with the Town Seal. In the next two months they should be ready.

The Committee requested a list of the streets. Ms. Harbottle will send it to Ms. Sprague who will email it to the Committee and post it on the website.

### **Discuss Amended Little League Roach Field Application (\$69,000) (Dan Fennelly):**

Ms. Connolly explained that Mr. Fennelly is the president of Scituate Little League, a co-sponsor of the application. She also noted that Roach Field is a Town owned property. Mr. Fennelly confirmed that, as a CPC board member, he will recuse himself from the vote.

Mr. Fennelly said that they have had parking issues with Roach Field for a long time; it is a safety issue and the neighbors have complained. There are currently only 12 parking spaces for events that can include 24-30 young people and their parents and families. After a recent meeting with the abutters and listening to other ideas, they have amended the original application and propose constructing an additional parking area for 50 cars off Beaver Dam Road behind the batting cage, and improving the current parking lot with handicapped parking spaces. The funding request includes the construction of the new lot, clearing and fixing the current lot. He discussed additional details about how the lot would be designed.

Ms. Burbine asked when they were going to meet with the Planning Board. Mr. Fennelly said that they were asked to do a design study before the meeting. He had two questions about that request: 1) is this required and 2) how to pay for it, because the Little League doesn't have the money.

Ms. Burbine said that everyone has to be held to the same standard and that everyone needs to go before the Planning Board. Mr. Fennelly said that they planned to do that, but it wasn't clear to him whether or not they needed to do a design before the meeting. He is concerned about the Little League spending \$5,000 on a study for a project that may not get approved.

Ms. Harbottle said that there has been a shift and that projects used to go before Town meeting with only a conceptual design and then it became the responsibility of a town department to see it through and get it done. She has looked into what other towns are doing and said that many towns are asking proponents to get some kind of engineered plan before they go to Town Meeting. She added that the benefits are more realistic plans and costs. Ms. Harbottle noted that she has spoken to the Town Administrator and that she was “on board with getting all of the proponents to do the same thing.”

She cited the Dog Park and the Playground as projects that have been able to get these studies done through donations. Ms. Connolly responded that the Dog Park had grant money and the Playground already had CPC funds to do that. She added that CPC may need to implement a two-step process and award phase 1 \$ for engineering and phase 2 \$ for the project.

Mr. Smith suggested that they table the discussion for now and put it on a future agenda. They need time to look into this issue and speak to other towns, and determine best practices from the Coalition.

Ms. Connolly said that this just came up last week and asked about the fairness of changing CPC policies at this stage of the application cycle. Ms. Scott Pipes agreed that she has concerns about “switching gears”. Mr. Meyerson added that delaying this may cause more costs and said that it wasn’t fair to “put the Little League through the ringer right now”.

An abutter, Seth Malamut, said that he lives directly across the street from the field on Beaver Dam and was at the abutters meeting where concerns were voiced about the initial plan that included cutting down trees, etc. He explained that he is a commercial real estate attorney for a company that owns industrial properties and his job is to do the due diligence before they buy properties and looks at about 50 surveys a year, many of which include parking lots. He noted that there are various configurations that allow for the best use of a space. His opinion is that the amended plan is a better plan but it may not be the best plan. He suggested that the best plan may be to use the existing lot and make it bigger. It could be reconfigured to add 45 parking spaces. This would save money and eliminate the need to move the batting cages.

Ms. Burbine said that the Planning Board is not trying to “bust anyone’s chops” but it is about transparency. And, as Mr. Malamut pointed out, by doing some kind of an engineering plan or study you may come up with a better alternative to the original plan.

**Discuss North Scituate Beach Improvement Association Glades Road Beach Planting Application (\$14,950) (Leslie Dienel, Leslie Brigham):**

Ms. Connolly expressed concern that this project may not be fundable by CPC. The reason is because CPC cannot pay for maintenance, like plantings, only hardscapes like benches, etc. She could not find a historic aspect either. She has struggled to see a way to fund this. She noted that it is a Town owned property.

Ms. Burbine suggested that it be called the “Glades Road Pocket Park” rather than beach plantings. CPC funded the Egypt Pocket Park on Captain Peirce Road.

Ms. Scott Pipes said that the pocket park idea would allow them to address the undermining.

Ms. Brigham said that they have uncovered some historic aspects and showed the board some photos from the past and discussed the benefits of the project.

There was additional discussion on the current conditions and repairs that are needed, whether or not the old train canopy could be repurposed in that location, and the North Scituate Beach Improvement Association and the new Beach Commission getting together to discuss how to work together. The applicants said that they would revise the application as recommended.

Mr. Meyerson said that he would support a pocket park but did not support the idea of the train canopies in that location.

**Discuss Friends of Scituate Dog Park Application:** Ms. Connolly said that the applicants were being asked by the Planning Board to do a lot of work upfront.

**Discuss Lawson Green Apartments Affordable Housing Proposal:** Mr. Coulter said that he went before the Selectmen to introduce the project and the developer, The Grantham Group. He reviewed the benefits of the project with the Board. The next steps are to meet with the neighbors and the various Town boards. A formal application will be submitted by the Housing Authority. There was additional discussion about the availability of state funding and how much funding will be requested from CPC and the Affordable Housing Trust.

**Discuss/Vote Coastal Communities Outreach Letter Draft:** Ms. Burbine offered a few edits to the letter. Mr. Smith made a MOTION to submit a letter for approval by the Board of Selectmen from the CPC to the coastal communities to encourage a change in the current regulations that would allow the use of non-motorized watercraft for recreational purposes; Seconded by Mr. Coulter; All in Favor (9/0).

## **OLD BUSINESS**

**Conservation Restrictions:** Ms. Scott Pipes shared a letter from the Wildlands Trust that they are very interested in the Scituate properties but have not voted yet; we are on their agenda in November.

**Maxwell and Hennessey Appraisals:** Ms. Sprague said that Mr. Mulhern told her that the report is very close to being done.

## **NEW BUSINESS**

Ms. Burbine said that Traffic Rules & Regulations and the Town Administrator want to reconfigure Cole Parkway. The Planning Board and Economic Development Commission have discussed green space by the Gazebo and adding more parking. They may be coming to the CPC for funding for this project.

A MOTION to adjourn was made at 9:20 pm; All in Favor.

*Submitted by:  
Mary Sprague  
Administrative Assistant*

Documents Distributed:  
Wildlands Trust Letter  
Coastal Community Letter