

Community Preservation Committee
January 7, 2008

CALL TO ORDER – 7:30

PRESENT

Members: Mr. Bulman, Chair; Mr. Hallin, Vice Chair; Ms. Dean, Mr. Limbacher, Mr. Leavitt, Mr. Limbacher, Mr. McKain, Mr. Scott, Mr. Snow
Ms. Crowell, Administrative Assistant

Others: Mr. Ball, Historical Society; Ms. Butler, Housing Authority;
First Cliff- Ms. Jenkins, Mr. Mirabito; Board of Selectmen- Rick Murray; Advisory
Committee- Scott Roberts; Conservation Commission- Steve Bjorkian; Waterways, Bill
Schmidt, Vice Chair; Mark Patterson, Harbormaster; Historical Society- David Ball;
PATH- Barbara Lydon; Housing Authority- Patricia Butler

I. ADMINISTRATION-

A. Agenda-

MOTION by Mr. Hallin, SECOND by Mr. Bulman, and UNANIMOUSLY VOTED to accept the agenda.

II. OLD BUSINESS

A. Applications-

1.) Stockbridge Grist Mill: Mr. Leavitt presented a revised request for \$57,132. They are asking CPC to pay this sum which is 80% of the total cost. The other 20% will be paid by the Historical Society. Mr. Leavitt said he had talked to a number of contractors and other people regarding the pocket park, the handicapped walkway from the parking lot to the front entrance and has come up with a revised budget request of \$57,132.

Mr. Hallin said that engineering might be helpful, adding that it seems to be a very important project.

Mr. Leavitt said that when it is completed it will be possible to drive from the rotary to the southern entrance. The mill will be an excellent historical building. It was built around 1640 and may be the oldest operating grist mill in the country. It will be open on important days and will have a small park with benches.

Mr. Roberts said that the write-up submitted for the Advisory Committee booklet is different. Mr. Leavitt explained that there have been major changes and gave Mr. Roberts a copy of the updated proposal. He added that they no longer plan for a new retaining wall.

Mr. Snow observed that it will fit in nicely with the Streetscapes plan for Greenbush. The prices are excellent because the Historical Society came up with innovative approaches.

Mr. Leavitt said the Historical Society has learned to go with good, honest contractors and tell them exactly what they want to do.

MOTION by Mr. Bulman, SECOND by Mr. Hallin, and UNANIMOUSLY VOTED to encumber \$57,132 for this application.

2.) PATH (Scituate Grand Loop): Mr. Bulman asked Ms. Lydon if they are certain they can get all the necessary permits and if there is room on the ground for them to go all the places they plan to go.

Ms. Lydon said that after talking to Mr. Bulman she and Mr. Fenton went to Mr. Scott and discussed the specific minimum of 8' wide paths. These are definitely not sidewalks. Mr. Fenton has talked to Mr. Limbacher regarding the 50' right of way and is confident that it is feasible. They have done informal field studies on the roadway. In some sections the path may be 36' wide, or may shift slightly toward the middle of the road, and there will still be workable. There is a spot by the Hatherly Country Club that is 25' wide, but they can work with it much in the way they did with the Driftway Trail – by meandering around poles, etc.

Ms. Lydon said that PATH now believes CPC might be most amenable to their suggested "Option 2," i.e. to fund only Phase I (engineering and design) and II (construction to Hollett Street). The pros of this would be: (1) At half the cost, it would complete a partial pathway for use by residents. This would generate support for completion of the path to Minot. (2) Allow PATH to leverage Phase I and II in seeking funding for Phases III and IV. The cons would be: Some may ask if it's a trail to nowhere and not support it at Town Meeting.

In response to questions by Mr. Scott, Ms. Lydon said (1) the proposal should be PCP eligible, as it specifies bike paths and trails rather than sidewalks. (2) There is room to do the project without land taking; Traffic Rules and Regs. may have questions regarding speeding, but this does not appear to have been a problem on Driftway. Many studies in town indicate that people would like to see this. (3) The work will be done by a group of citizens. Mr. Bangert has advised that funding would go directly to the Town. PATH will form a group that will handle all the work. Mr. Hallin observed that the PTO did something similar to this with several projects. There is precedent.

Mr. Snow asked if the DPW should oversee, particularly regarding compacting, asphalt, etc. Mr. Scott said this would have to be worked out through Mr. Agnew. Mr. Snow said that work by the side of the road may be of greater concern. Mr. Leavitt asked if the DPW would be willing to supervise, and Mr. Scott said that as long as it was done with Mr. Agnew's approval he would not have a problem. Ms. Lydon said it would be fine with her.

(4) Other funding may be available. Mr. Scott is aware of possible state funding in the grand scheme of things.

Ms. Lydon said that Norwell has a regional bicycle trail and has information regarding two potential funding sources. Various agencies tend to come forward with funding when there is connectivity.

Mr. Scott said that this is a thoroughly complete application, and that Ms. Lydon has done a heck of a job.

Mr. Hallin said that the loop from North Scituate to Cohasset is at the feasibility planning stage and asked Ms. Lydon if she would discuss this with Mr. Todd from Norwell.

Ms. Lydon said she has been asked to address the Cohasset Board of Selectmen and she is very willing to cooperate with connecting towns.

Mr. Leavitt asked how much money PATH is requesting, and Ms. Lydon said it is \$550,000 for design and permitting and for construction of the first section.

Mr. Snow noted Hollett Street would require tidal and salt marsh mitigation. Ms. Lydon said they have two culverts and will only require wetland delineation around the Country Club.

MOTION by Mr. Leavitt to appropriate \$150,000 for design and execution of Phase II. Mr. Bulman said he would like to see separate motions.

Mr. Hallin said it might be well to accept the total of \$450,000.

Mr. Snow observed that the Grand Loop goes to Hatherly Road, First Parish Road, and Country Way. At some point it will all be built. It may take years and there may be other funding sources. He asked if it is feasible to believe the whole grand loop would be doable.

Mr. Scott said it is feasible. This is just the first phase of a multi-multi phase project. He will investigate TIP for funding.

Ms. Lydon displayed a map of Massachusetts showing existing and planned trails.

Mr. Scott suggested that the committee look at this as the first of multi phases. It is doable.

Mr. Leavitt asked Mr. Bulman if he would sit down with Mr. Agnew if the committee voted favorably. Mr. Bulman agreed.

Mr. Leavitt suggested that PATH form a committee to cooperate with the Town and she agreed.

Mr. Hallin noted that people see and use the Driftway Train, so the committee would not be breaking new ground.

Mr. Limbacher said it makes good sense to split the project so we can see what we have, then go further.

The motion was SECONDED by Mr. Hallin and PASSED UNANIMOUSLY.

3.) MacDonald Family Preserve:

Ms. Jenkins said she had talked to Paul Norton regarding CPC's request for answers. He talked to family members and everyone said it is a beautiful spot. So many states have beautiful coastal walks. Scituate has some on Driftway.

She talked to others about tying in with the boatyard. There is a major problem regarding access for people to get there. The Town's ten acres could be used for a park with the other four acres added. It is difficult to cut out a portion, as it is all land-courted. She will go back and see what Paul Mirabito can do..

Ms. Jenkins further said the present access to the boat yard is not handicapped accessible. If this is not addressed, it will eliminate a lot of grant possibilities.

Purchasing this property could give the Town a parking lot and much more land access. She feels it would be a big mistake for the Town to pass up this opportunity.

Mr. Bulman said he feels the situation now is exactly as it ended up last year.

Ms. Jenkins noted that if the Town buys the lots on Sunset Road the lots will not be buildable.

Mr. Hallin said it is a beautiful piece of land. It is, however, difficult to justify buying buildable land and changing it to open space. If we buy buildable land we should put affordable housing on it.

Mr. Snow asked if it would be possible to spend \$300,000 for access and allow building, and Mr. Bulman said the committee should be interested in any way this can be engineered.

Ms. Jenkins said she would sit down with different boards, but she just doesn't know what would be feasible.

A question was posed as part of CPC funding for another state as to whether, if state funds are used to purchase property, access must be given to everyone who wants to enter. Even on a private way the right must be granted to pass and re-pass.

Mr. Bulman suggested it might be possible for CPC to hire an engineer to sit down with Mr. Mirabito and see if they can come up with something everyone can agree on.

MOTION by Mr. Scott to not recommend \$1,500,000 and that it be conveyed to the MacDonald family that the Community Preservation Committee is still interested in working with the family and their engineers in the future to acquire access.

This motion did not have a second.

MOTION by Mr. Leavitt to indefinitely postpone this application. Mr. Limbacher said the application should be voted down now. The motion was SECONDED by Mr. Bulman and UNANIMOUSLY VOTED.

4.) Waterways: Mr. Kreutzberg said he appreciated the feedback from CPC. The funding amount is unchanged, but he has refocused the request for a recreational facility with showers, men and ladies' rooms, storage, and various things for some kind of a historical display in the future. Funding is needed for electricity, building, pilings, HBAC, ramps, etc. and two historical buildings on the site. Walkways will be ADA compliant and there will be ramps for boats, and recreational sail boats.

Mr. Patterson said this is an attractive project and is supported by Town boards, the Marine Sanctuary, and other entities. They want to focus on recreational aspects. There will be indoor and outdoor showers, men and ladies' rooms storage areas for lockers, sails, etc. and it would be possible to store historically significant artifacts.

Mr. Bulman said he talked to Town Counsel to advocate for the project. The problem is that buildings, recreational or not, are not covered under the Act. Affordable housing is allowed, or a little shed for lawn mowers may be okay. He thinks it is possible to fund the boat ramp.

Mr. Scott said the State has ruled that the purchase of land cannot include stadiums, gymnasiums, or similar uses.

Mr. Kreutzberg asked what portions of the proposal are acceptable, and Mr. Hallin said the boat ramp would be okay, but not storage.

Mr. Kreutzberg said that outdoor showers and heat are needed. Mr. Bulman reiterated that CPC cannot fund buildings or restrooms.

Mr. Scott noted that the Legislature is presently dealing with a proposal to allow restoration of facilities, but he doesn't know if it will pass.

Mr. Bulman said it might be possible to move the two historic buildings, but he doesn't see any allowance for kayak ramps.

Mr. Snow asked how much CPC has appropriated for Marina Park, and Mr. Hallin said it was \$96,000.

Mr. Limbacher asked how ramps are funded now and was told there is no appropriation for them.

Mr. Snow asked why the applicants did not come to CPC for things they could fund, and Mr. Kreutzberg said he was not entirely convinced they could not fund some of their requests.

Mr. Bulman said he thought the applicants had other funding sources. CPC can probably do some things – not pilings, but paths.

Mr. Ball said he was not quite clear whether protecting historical artifacts would be covered. Mr. Bulman said if a legitimate museum were in need of a security system that would be allowable.

Mr. Ball said that CPC had funded restoration of the moss shed and boat house. Neither has rest room facilities, and they really need them. He asked if this would qualify.

Mr. Bulman said he did not think so.

Mr. Kreutzberg said he is in touch with Vo Tech regarding help with building and will look for other sources. He asked Mr. Bulman if he could count on CPC for support for his sail boat launch, viewing pier, walkways, ramps, footpaths, etc.

Mr. Bulman said he is in favor of the application, but does not know if he can be prepared for his meeting with the Advisory Committee this week.

MOTION by Mr. Leavitt to approve \$118,000 for Waterways ramps and footpaths.

Mr. Bulman said they have no backup for the numbers. He has talked to many people, and had many meetings, but it is necessary for the applicants justify what they will do. If CPC votes them money, it must be spent for what has been approved.

Mr. Scott said he has been on this board for two years with the intention of protecting the integrity of the Community Preservation Act. There is now a movement in the town to either reduce the funds or withdraw from the Act. In either case, we would lose state funding. Mr. Scott said he does not want to lose CPC, because he supports open space, affordable housing, historical preservation, etc. This is what the Act is really about.

Mr. McKain said there are a lot of opportunities for trail blazing, but this is not one. He talked to the Community Preservation Coalition and was told that the Act would allow them to find a historic building in town, move it to the Marina Park site, and renovate it as a historic museum. Mr. McKain added that he wants to support Scituate's longest continuous use of a piece of property.

Mr. Leavitt withdrew his previous motion.

Mr. Kreutzberg asked if he could rework his proposal and come back. It was agreed that the committee would meet on January 15 at 7:30 and Mr. Kreutzberg will have a break down on all costs.

5.) Scituate Housing Authority:

a. Driftway Affordable Housing application is withdrawn.

b. Elderly Housing, Central School \$72,000

Ms. Dean explained that the Authority wants to do a feasibility study on an assisted living facility on that site.

Mr. Bulman asked if a needs assessment should be done first and Ms. Butler said they have a consultant who will be happy to talk to the committee.

Mr. Limbacher asked what the money was for, and Mr. Scott said he still has a lot of questions he hopes the feasibility study will answer.

Ms. Dean said that Central Park is packed with people who are aged out of the system. They are transported daily to Hingham Adult Day Care. Other people are leaving Scituate and going to Linden Park.

Ms. Butler said they hope to put a third floor on Central Park and add a wing for the elderly. They can get money from HUD and other sources, but first they need a feasibility study.

Mr. Snow asked Ms. Dean if she was prepared to follow through. She said it was necessary – the elderly population is leaving Scituate.

MOTION by Mr. Limbacher, SECOND by Mr. Leavitt, and to appropriate \$23,000 for a feasibility study for an assisted living facility at Central Park. The motion passed 6-0, with Mr. Limbacher, Mr. Leavitt, Mr. Limbacher, Mr. McKain, Mr. Scott, and Mr. Snow in favor and Ms. Dean abstaining.

b. Housing Trust Fund: Mr. Bulman noted that money has already been reserved for affordable housing and can be used to set up a trust.

Mr. Leavitt said the Dennehy Committee should put together an affordable housing plan to present at Town Meeting.

Ms. Butler said the money is already designated for affordable housing and cannot be used for any other purpose.

Mr. Leavitt replied that the Dennehy could make a valuable presentation.

MOTION by Mr. Hallin, SECOND by Mr. Bulman, and UNANIMOUSLY VOTED to set aside \$700,000 from the CPC Affordable Housing Fund for an Affordable Housing Trust.

MOTION by Mr. Hallin, SECOND by Mr. Bulman and UNANIMOUSLY VOTED to set aside \$70,000 for administrative purposes.

ADJOURNMENT – 9:55 p.m.

Respectfully submitted,

Claire McDonough