

Community Preservation Committee
August 11, 2008

PRESENT, Members: Mr. Bulman, Chair; Mr. Snow, Vice Chair; Mr. McKain, Ms. Ivas, Mr. Leavitt, Mr. Wood
Others: Mr. Bjorklund

7:35 p.m. The meeting was called to order.

MOTION by Mr. Snow, SECOND by Ms. Ivas, and UNANIMOUSLY VOTED (6-0) to accept the agenda as submitted.

I. NEW BUSINESS:

A. Applications and Pre-Applications: Mr. Bulman will send a note to the *Mariner* regarding the procedure for applications and pre-applications. He noted that the information should be on the website as soon as possible. By the end of October the CPC should have applications for eligibility and the committee will vote on them on the second Monday of November. He referred to the Tisbury application which is on line and consists of a one page outline of a project that is sufficient for determination of eligibility. If the project is found to be eligible, then a full application can be submitted. Mr. Bulman noted that a determination of eligibility is not binding if further information is forthcoming.

Mr. McKain observed that only applications approved by the CPC will go to Town Meeting. He suggested that the application specify that each member will review proposals prior to discussing them at a meeting. Mr. Snow observed that members have different areas of expertise, and Mr. Bjorklund suggested that each applicant be given a contact person on the committee.

Mr. Bulman said he did not want to make the process too onerous, and said he would generate a form letter.

Mr. Leavitt said that individual members can research applications that are their special interest and at-large members can provide checks and balance.

Mr. Bulman said he hopes to streamline the process, and observed that the Advisory Committee assigns a member to each application. He added that if there is a significant open space proposal, this will limit what can be done in other areas. The eligibility application is not required, but can get members an early determination. MOTION by Mr. Leavitt, SECOND by Mr. Snow and unanimously voted (6-0) to accept the eligibility and the full applications as proposed by Mr. Bulman.

Ms. Ivas asked how close the committee is to meeting the 10% requirements for Open Space, Affordable Housing, History, etc. Mr. Bulman explained that CPC has spent money on every category except affordable housing, and that the money is banked for that category. Mr. McKain added that members have received a chart indicating what is required, what is allocated, and

what is spent in each category as of last January. A balance from the Town Accountant is available.

Mr. Bulman noted that the Coalition website is a valuable resource for this sort of information.

Mr. Bjorklund said that an organization called "Housing for Heroes" makes low interest loans available for returning veterans and guarantees them for ten years. It was observed that if the Town wants to build affordable housing the Goulston Property would be an ideal site. Mr. Bjorklund felt the committee would be lucky to get two units a year, and that in a few years 40B may no longer be around.

II. OLD BUSINESS-

A. Website: Mr. Leavitt reported that there had been an excellent dedication at the GAR Hall. Dave Ball and Matt Brown can get some information together for the website. Mr. Bulman said that pictures and blurbs are needed for the website, and Mr. Bjorklund suggested that Mr. Kalishes be asked for pictures of pocket parks, etc.

B. Town Meeting: Mr. Leavitt said the Historical Society will need some help with the Conservation Restriction for the GAR Hall and the Stockbridge Mill. Mr. Bulman said the CPC would work with the Historical Commission. After the legwork is done, he will talk to Town Counsel and the work can be divided up. They already know where they stand with PATH and the Driftway Trail.

C. Ellis Property: Representatives of the Scituate Arts Association have approached the Historical Commission and have received their support for restoration of the Ellis House which qualifies at multiple levels for funding as part of PAL (MBTA). Gary Condor, a historical and architectural specialist, will work with them. The Historical Society proposes that the work be phased in over 5-8 years, although Mr. Condor feels that 5 may be more realistic. Mr. Murray has expressed his support, and the Arts Association would appreciate it if CPC will look at it the site.

D. The Ellis House is a historic Victorian mansion with some Italianate features. It consists of two houses that have been incorporated into one. The main house consists of two floors. The Arts Association rents the board room out so they can pay to heat the seven studios. They have a caretaker, and the Front Street Art Gallery helps with expenses. When the property is registered as a historic home it will be eligible for state and federal funding. Mr. Condor will do the paper work, and after 2009 they will be eligible for further grants. It requires structural repairs, heating, etc. There is a five-year stabilization program including weatherization, carpentry, roofing, clapboard and trim replacement, etc. The northern façade is in terrible condition and will be the first priority. Priming and painting will cost between 22 and 30 thousand dollars.

Mr. Leavitt said that the Historical Society and the Historical Commission are solidly behind the proposal. This is a historic building that also serves the artistic community. Mr. Bulman said the public benefit should also be addressed. Benefit to the community (classes, workshops, etc.) will be a big part of the consideration. It can be part of the House Tour as a fund raiser.

Mr. Leavitt added that many years ago Town Meeting authorized use of the property by the Arts Association. Town Meeting saw the likelihood of heavy expenses to preserve it in a historic fashion. The Arts Association has kept it from falling apart.

Mr. Bulman said the CPC part of the project must be historic, not heating, etc. Mr. Leavitt noted that Mr. Condor had worked on Lawson's Tower and other historic projects. Mr. Bulman said the proposal could fit within the 10% for historical renovation.

Asked if the CPC would like a copy of the Arts Association newsletter, Mr. Bulman suggested that the proponents consult the requirements outlined on the website and put their best foot forward.

Mr. Leavitt noted that if funding can be obtained from other sources, this would be helpful. Mr. Bulman agreed, pointing out that the subject came up with PATH. Once seed money is obtained, there are frequently other sources of income. He added that the Arts Association would not have to do an eligibility application. The deadline is October 31, and the sooner an application is received, the better.

Mr. Leavitt said hiring Mr. Condor is fine, but someone like Donna Green would be very helpful. It is also well to have the builder involved in the design.

E. Hennessey Property: Mr. Bulman observed that the original application has been withdrawn and further discussion had involved restricting the acreage in front. There has been no meeting with Cohasset. Members agreed that it is unlikely a proposal will be ready for a Special Town Meeting.

Mr. Leavitt observed that the watershed area affects Cohasset much more than it does Scituate and suggested that the proposal be considered vis-à-vis other open space possibilities such as Pope' Pond, Green's Pond, etc.

F. Driftway: The Conservation Commission has extended the bridge over the water and will need easements, etc. They are also looking for \$4,500 for title work. Mr. Snow said the Conservation Commission will meet with the Housing Authority and will ask for an easement on their property.

III. Minutes, July 11, 2008:

MOTION by Mr. Snow, SECOND by Mr. Leavitt, and UNANIMOUSLY VOTED to accept the minutes of July 11, 2008 as submitted.

ADJOURNMENT: 9:05 p.m., MOTION by Mr. McKain, SECOND by Mr. Leavitt, and UNANIMOUSLY VOTED to adjourn.

Respectfully submitted,

Claire McDonough