

Community Preservation Committee

January 11, 2010

MEMBERS PRESENT; Mr. Bulman, Mr. Lane, Mr. Leavitt, Mr. Limbacher (late arrival 7:08), Mr. McKain, Mr. Scott, Mr. Trafton, Mr. Wood

OTHERS PRESENT; Cynde Robbins, Kate Konary, Mark Bartlett

I Call to Order – 7:00 P.M.

II Acceptance of Agenda; MOTION by Mr. Trafton, SECOND by Mr. Leavitt and UNANIMOUSLY VOTED 7-0 to accept the agenda as submitted.

III General Business –

1. Norfolk-Ram; Ms. Robbins introduced Ms. Konary and Mr. Bartlett of Norfolk Ram. Norfolk Ram is an environmental engineering/environmental scientist company who has been involved with grants for open space, Cohasset being one of their clients. Ms. Robbins said Glenn Pratt, of Cohasset, has nothing but the utmost respect for the work done by Norfolk Ram and he has been successful in part because of timing but also because of his involvement with Norfolk Ram; when grants become available you must be ready to act on them right away. Mr. Bartlett provided a hand out that outlined grant applications they were successful in winning for Cohasset. He stated that appraisals should be in hand when the grants are submitted. Mr. Bartlett did say that the grants his company was successful in securing were for parcels in the water shed areas, he was unaware that the parcels currently being considered by the CPC we not water shed areas. Mr. Bartlett went on to say he knew there were other grants out there for open space and that they could certainly look into those. Mr. Bulman said that the CPC would be very interested in using Norfolk Ram as a resource. Discussion continued as to what grants are available, what if any past purchases might fit a grant criteria and possible purchases in the future can be worked to fit within grant requirements. Norfolk Ram will submit a proposal within two weeks before CPC votes on this year's applications.
2. Doug Smith, Scituate Historical Commission; Mr. Smith was asked to speak on the benefits of having properties placed on the National Register of Historic Places. Mr. Smith handed out a brochure from the Mass. Historical Commission describing what exactly a listing on the National Register does and doesn't do. He spoke about the "Criteria for Listing" in the lower left hand corner of the brochure. He reiterated that a property doesn't necessarily have to be old, explaining there has been considerable focus of late on how that property and its people have impacted the country's history. Mr. Smith cited as an example Daley City, which before President Kennedy was shot had no historical significance. He further explained that Mass. Historical will ask an applicant to prove with records how old a structure is. In addition they are using a process called Dendrochronology, which is basically analyzing the DNA of the fibers of wood, to determine how old the property is. He went on to say that this becomes risky because beams and sills get replaced. Mr. Smith said the benefits of listing a property on the National Register are largely ceremonial. If it's a commercial property it could become eligible for tax benefits. The listing of the property does not necessarily protect the building itself but it does afford the owner protection against a Federal 106. If a federal or state project could impact the historical structure or the historical significance of a structure then the Federal or State government would be required to mitigate that. He cited the restoration of the Greenbush Trail and the Town of Hingham. Mr. Smith wanted to be clear that being listed on the National Register of Historic Places provides opportunities for grants, it does not guarantee them. If a property is listed on the National Register it does not restrict what can be done on that property although you are asked to follow the standards set forth by the Secretary of the Interior, but it doesn't restrict

you from tearing down a building and doing something else with the property. Mr. Bulman asked if there really were any grants available now. Mr. Smith said there were opportunities; the most common form of funds is through the Mass. Historical Commission. However, given the current state of the economy funds are severely limited. Private foundations have typically put their money into the stock market and with the decline of the market so goes the decline of the endowment funds. In the future as the economy improves and the funds become more fluent having the National Register of Historic Places Nomination is like having the Good Housekeeping Seal of Approval due to the rigorous and lengthy review a property must go through to get listed. Mr. Smith named the seven Scituate sights currently listed on the National Register. Mr. Smith's guess is that 25-30 projects a year make it through the entire nomination process; first approval from the Mass. Historical Commission, then on to the Dept. of the Interior for approval then if approved the project is listed on the National Register of Historic Places. Being listed on the National Register automatically qualifies you for the State Register. Mr. Bulman asked if you were applying for a grant, had an application for Registration in but not yet approved, does that mean you don't meet the criteria until approved or would they take it as "in process". Mr. Smith said you could apply as eligible and the surveys that the CPC has been funding play a role in assessing eligible properties. Mr. Smith stated that approximately 950 properties in Scituate have been surveyed, a lion's share of them were funded through the MBTA. Any potentially historical property within 600 yards of the rail bed had to be inventoried. Mr. Smith gave an example of the importance of the surveys and the listings on the National Register. The Federal Government is trying to determine an economic wind zone in the Atlantic Ocean for the location of wind turbines. The Government asked the Town to provide a list of any Nationally Registered Properties or Nationally Listed Eligible Properties within a quarter mile of the shore line? The Town had 30 days to send back the information. He pointed out because Minot's Light and Scituate Light fall within these parameters Scituate would be eligible for mitigation if the construction of those windmills would impact the visual or historic significance of the Light House. There was discussion regarding the burial site surveys, how much work needed to be done at the cemeteries and how the restorations would be handled and Mr. Smith was asked if he really felt some of these sites would be eligible for grant monies. He felt they had a very good chance at receiving funds in the future once the economy turns around. Mr. Smith informed the Board that there is some state statute that prohibits you from abandoning cemeteries. If a private cemetery corporation went out of business somehow it becomes the responsibility of the Town. After explaining the National Register Process Mr. Smith then gave an explanation of how the Historical Commission ranked the applications presently before the CPC. The Historical Commission is very much in favor of the Bates House, it was a unanimous 5-0 vote. The National Register Nomination for the Groveland Cemetery, Mr. Smith said it is the second oldest cemetery in Town and he noted that Mordecai Lincoln and Gridley Bryant are buried there. The Commission voted in favor of this as well. Mr. Scott asked for the names of the Treasurer, Secretary for the Groveland Cemetery because it is the first privately owned cemetery the CPC has been asked fund a registration for. The Baptist Church Nomination and Preservation of Church Records the Historical Society viewed as two separate applications. The Commission agreed that the Church was worthy of National Register Nomination. The Commission thinks that the preservation of the church records is a good idea but question the methodology. The Historical Commission suggests that a professional conservator evaluate the materials first before hiring a company like Browns River. They do support the project but on the condition that a conservator evaluate what records to preserve and how to preserve them. The idea being that a "for profit" company will preserve anything you ask them to. However, there is no sense in preserving a document if you can't store it properly.

3. Review of Fiscal 2011 Funding Availability – Mr. Bulman explained the spreadsheet given the proposed expenditures. He based his State funding match based on input from the coalition still remaining conservative. Mr. Bulman told the Board that he is looking into spending within the yearly reserves. He feels it's important to protect the general fund. He doesn't feel funds should be building up and then the CPC is looking for projects to

do. There was discussion among the board members around this idea. Additionally, there was discussion on the pending legislation to change the restrictions on recreational spending.

4. Mr. Patterson was in attendance and there was discussion as to whether or not the walk way would be inside or outside of the guardrail.
5. Web Site Design – Mr. Wood presented pictures of the different projects CPC has funded and asked the Members for their input as to which should be included on the web site. Mr. Bulman asked the liaisons to each project to prepare there “project descriptions” and submit them to him for the Town Meeting booklet and Mr. Wood can forward them on to the web site designer.

MOTION by Mr. Trafton, SECOND by Mr. Limbacher and UNANIMOUSLY VOTED 7-0 to adjourn the meeting.

Respectfully submitted,

Karen S. Crowell