

COMMUNITY PRESERVATION COMMITTEE

Monday, September 12, 2011, 7:00 pm at the WPA Building, Scituate, Massachusetts

MEMBERS PRESENT: Chairman John Bulman, Mrs. Lisa Fenton, Mr. Harvey Gates, Mr. George Trafton, Jr., Mr. Paul Scott, Mr. Frank Snow, Mr. Bill Limbacher.

OTHERS PRESENT: Mrs. Mary Jenkins, Mr. Peter Konde, Ms. Cynde Robbins, Ms. Penny Scott Pipes, Mr. David Ball, Ms. Robin Glazier, Ms. Janet Cornacchio, Mr. Don Burris.

I. CALL TO ORDER at 7:00 pm

II. ACCEPTANCE OF AGENDA

MOTION by Mr. Bulman, SECOND by Mrs. Fenton and UNANIMOUSLY VOTED 5/0 to accept the agenda as submitted.

Mr. Bulman suggested jumping ahead to General Business so that he could have Mr. Ball heard earlier on in the meeting.

Lighthouse Restoration Work: David Ball sent Mr. Bulman an email that he circulated about roof repairs to the Lighthouse keepers house. Mr. Ball spoke about the roof and the sills and sidewall of the building. Mr. Ball mentioned that the roof sheathing was wet and that the roof was damp from the last rainstorm we had. Leaking into the utility room in his opinion, for some time. Emailed Ms. Vinchesi asking for a second change order to re-Shingle the roof, ice and water shield, cedar breather and cedar shingles. It is just one side of the roof. Ms. Vinchesi suggested asking CPC if there was an issue including this into the Restoration Project. Mr. Ball feels that it shouldn't be much work and that the leaking was clearly going on prior to the beginning of the restoration. The work in the utility room and storage room was approved/completed in July. \$75,000.00 was appropriated by the Town. This is not necessarily a money issue. It is more of is it ok to use the funds for the roof issue. Mr. Bulman suggested there be a vote. Asked for a Motion, so moved by Mr. Scott. Second my Mr. Trafton. Discussion followed by Mrs. Fenton in regards to putting a number on the project. Mr. Ball discussed that a contractor would put it out to bid, but it would slow down the project. Mr. Bulman stated that if it was bidding out over \$5,000.00 than the Town Administrator, Ms. Vinchesi, would ask Mr. Ball to send it out to bid. Mr. Bulman stated that there could be a cap. Either way, we cannot go over \$75,000.00 for the project. Mr. Snow stated it may be over \$5,000.00 if there is an issue with the wood sheathing. Mr. Ball stated that if this can be included in the project, it would be very helpful to the project. Mr. Bulman asked for a vote and a MOTION UNANIMOUSLY VOTED 6/0.

III. APPROVAL OF MINUTES

1. August Meeting Minutes: Circulated by email. MOTION TO ACCEPT THE MINUTES OF AUGUST 16TH 2011, by Mr. Bulman, second by Mr. Paul Scott. UNANIMOUSLY VOTED 7/0. Mrs. Fenton thanked the board for voting her in during the last meeting.
2. Past Meeting Minutes: Mr. Bulman asked if there were past meeting minutes done. Missing a few meetings. Mr. Paul Scott will meet with Lisa Potts to go over the minutes of meetings not yet accepted.

IV. NEW BUSINESS

1. Ellis House Application for Eligibility: Mr. Bulman mentioned we have an application for eligibility for the Ellis House. It is deemed Historically Significant. The Historical Commission and Society have approved it Historically significant. CPC has voted before to help restore but the question is whether the work is restoration or if it is maintenance. Ms. Janet Cornacchio spoke to the Historical restoration. Mr. Bulman asked if there was a restoration plan. Ms. Cornacchio stated that there wouldn't be a plan available until October. She stated that they are working on the restoration plan. Replacing the clapboards is part of the weatherization, which is necessary to restore the building, which is why it is stated that it is restoration and not repair. Mr. Bulman asked that people identify themselves as they are speaking. Mr. Scott asked where this money would be coming from. Mr. Bulman stated that this was an application for eligibility. Application for funding will follow. Once we have the restoration plan than we could review whether we feel it is restoration or maintenance. The motion we need to move is whether or not this restoration would qualify. Mrs. Fenton stated that the restoration would allow for the Historical color. Semantics can be argued but we have a building that we are looking to preserve to its original state. Mr. Bulman spoke to Mr. Trafton to state that the motion be that the board find it to qualify for CPC funding. Mr. Scott and Mr. Limbacher would like to see more information on the project. Mr. Bulman stated that the application of eligibility doesn't bind us to qualify a project for funding. If we get more information that would change our minds than that is fine. Mr. Limbacher and Mr. Bulman agree that we should say that it qualifies so that the application is submitted. MOTION was voted on 5 in favor and 2 abstentions. Janet Cornacchio asked about her application. She asked if she needed to report results every time. Don Burris spoke to the

difference between maintenance work and restoration work. Mr. Bulman suggested he look at the CPC website and look at the chart that will tell us what is accepted to follow the rulings from the DOR.

V. OLD BUSINESS

1. Appointment of Website Coordinator was discussed. Let the record show that Mr. Limbacher has volunteered. Mr. Bulman stated we need someone to pay attention to the web site due to the new applications and data about funding is probably out of date. At this point the CPC site should show our grant funding and any new applications that are pending. Mr. Limbacher has accepted a temporary position as the website coordinator.

VI. GENERAL BUSINESS

1. Jenkins Property Appraisal and Application: Mr. Bulman would like to appoint someone on the board as a Liaison. The application for funding is appropriately filed and can be brought to the next Town Meeting. Mrs. Fenton volunteered to be the Liaison. Mr. Limbacher would like to know why we haven't just written a letter to ask if they are still going to go forward. Mrs. Fenton asked why they haven't researched funding from other sources, grants that would supplement more than that for the land. Mr. Bulman stated that any grant program would ask for an appraised value as well. Mr. Bulman would like to see if they are going to move forward. Mary Jenkins was present at the meeting and Mr. Bulman asked her what her intentions are. Mrs. Jenkins stated she was interested in pursuing funding options. She mentioned that someone who would facilitate that for the families is researching information for the family. Mr. Bulman asked her to elaborate on what that meant. She stated she was unsure as to what / where the funds would come from, but, as far as when this will happen, she does not know. Mr. Bulman reminded Mrs. Jenkins that people may not even support the purchase of the land. Mrs. Jenkins asked the board's opinion as to whether or not to pursue the project. Mr. Snow told Mrs. Jenkins that we have always been interested in the land, yet, if we could have done something in conjunction with the Marine Park and Stellwagon, then it would have been a better situation. Mr. Snow also said that the appraisal is what it is. The Town showed their support at our last Town Meeting for CPC because we use our money correctly. We need to continue to show that we are doing that with respect to our tax-payers. Mr. Bulman stated again about a million-dollar lot that is not buildable. Mrs. Jenkins doesn't agree with the appraisal being done against the property that isn't along the coast. She doesn't agree that a property that is landlocked should be used as a comparable

property to hers on First Cliff. Mr. Snow said that CPC would consider the purchase but there needs to be an understanding from the family that we can't purchase the property at what they are looking for. Mr. Bulman told Mrs. Jenkins that there might be a federal grant somewhere that they could look into. Mr. Limbacher would like to see the Town have control of the property if we fund it with CPC monies. Mr. Bulman mentioned that there would need to be a conservation restriction and we'd need to have 100% control. If we pay the value, we have control. Mr. Scott wanted to know if it is appropriate at this time to let the other committees know that the application is in place. Mr. Scott mentioned that he wouldn't support the \$400,000.00 because it is a wetlands property. Mrs. Jenkins stated it wasn't a wetlands issue. She told the board that if this didn't go through than there would be applications for building on the property. Mr. Snow told Mrs. Jenkins that there has always been an issue and that the land wasn't buildable. Mr. Scott asked if there was any chance they could build on it. Mr. Snow said, no, that the land is not buildable. Mr. Bulman asked Mr. Snow for reports from Conservation Commission to back up any findings. Mr. Peter Konde, an abutter to the Jenkins property. He was wondering how many people on the board have actually walked the property. It is a spectacular property and he wanted to be sure that CPC understood that it is something that we should consider preserving for the Town of Scituate. Mr. Snow stated that he agreed completely, as he has walked it as well. He didn't think that the property was the issue; it is what it is offered as a value. Mr. Bulman mentioned that he was pleased that Mrs. Jenkins would be going forward with her application. Mr. Bulman gave Mrs. Jenkins Nellie Aikenhead's number to contact about grant writing.

2. Softball Field: Mrs. Fenton told the group that Paul Sharry is doing a presentation to the Rec. Department on September 13, 2011 about the Softball Field / Playground. Mr. Scott read the memo to the group about the playground / field. Mr. Bulman mentioned the layout change and Mr. Snow felt as though this project will finally begin.
3. Mr. Scott asked if there could be thank you notes or letters to past members of the CPC and to Karen Crowell. Mr. Bulman will follow up to see if these letters have gone out.
4. Mr. Limbacher asked when the work on the train station is going to start. Mr. Gates stated he was still unsure. Mr. Bulman stated that we will be making a list of active and on-going projects. Mr. Scott will work with Lisa to go through the list of projects.

5. Ms. Cynde Robbins asked about conservation restrictions. Mr. Bulman disagreed with the language on the Litchfield restriction, which prevents the Town of Scituate putting a well on the property. Mr. Bulman will review that with the Selectmen. Ms. Robbins stated she hasn't seen anything about the agreements. Mr. Bulman asked Ms. Robbins to follow up with Rich Hendersen, which she already had. Mr. Bulman stated he would follow up on that. Mrs. Fenton inquired the process for conservation restrictions. Mr. Bulman explained that we take a form that needs to be approved by EEA, from the applicant or Town Council, and then they come back with comments. Town Council is holding up a few of the projects. Mr. Bulman stated that the form from EEA has changed so that is also another issue that is holding applications up. Mr. Bulman will follow up again with Mr. Toomey.

At 8:02 pm there was a MOTION BY Mr. Bulman, SECOND by Mr. Lane and UNANIMOUSLY VOTED 7/0 to adjourn.

Respectfully Submitted,

Lisa J. Potts