

Community Preservation Committee

Monday, December 5, 2011, 7:00 pm at the WPA Building, North Scituate, Massachusetts

MEMBERS PRESENT: Chairman John Bulman, Mrs. Lisa Fenton, Mr. Harvey Gates, Mr. George Trafton, Mr. Paul Scott, Mr. Rich Lane, Mr. Bill Limbacher, Mr. Michael Collins, Mr. Frank Snow (arrived later)

OTHERS PRESENT: Mr. Frank Judge, Ms. Cynde Robbins, Mr. Alan Greenberg, Mr. Robert Marzelli, Ms. Louellyn Lambros, Ms. Maryanne Lewis, Ms. Janet Cornacchio, Mr. Don Burriss

I. CALL TO ORDER at 7:04 pm

II. ACCEPTANCE OF AGENDA

MOTION to Accept the Agenda by Mr. Limbacher, SECONDED by Mr. Scott, and UNANIMOUSLY VOTED 8-0 to accept the agenda as submitted. Mr. Bulman introduced Mr. Collins as our newest board member. Mr. Collins is representative of the Scituate Housing Authority.

III. NEW BUSINESS: APPLICATION HEARINGS

1. SAA Ellis House: Mr. Bulman introduced Ms. Cornacchio and invited her to do a brief presentation of her application for the Committee. Ms. Cornacchio told the group that she has corrected page 2 and 3 with the cost of the materials being \$940.00. The total cost should be \$2,080.00. What SAA is asking for is assistance in the restoration and preservation of the front façade of the Ellis House. The first phase has been completed as of November, other than painting. The house is scheduled to be painted in the spring. The reason for the preservation and restoration right now is waterproofing for the roof and any replacement needed below the shingles is time sensitive and deteriorating and need to be repaired prior to painting. The preservation specialist that SAA has worked with stated that the building needed the requested repairs before they could paint. Ms. Cornacchio stated that there are further plans after this restoration, but this is the immediate need. Ms. Cornacchio stated that Mass Historical Commission is a two-year process to apply for and obtain any major grant money. Mr. Bulman asked that we discuss what is in the proposal rather than what the plan is going forward. Ms. Cornacchio mentioned their repairs and water issues are on-going. There is a structural engineer that will revisit the property to see about settling issues and on-going problems with the property.

Mr. Bulman asked Mr. Gates to respond to his findings on whether the property qualifies for funding, specifically, whether or not the requested items constitute repairs and maintenance or restoration. Mr. Gates, the board member from the historical commission, stated that he believed that it is clearly a restoration project that qualified for funding as restoration. The building would be restored to its historical standards. Mr. Gates supports the project. The application was thorough. Mr. Bulman commended Ms. Cornacchio on the application. Mr. Gates stated that the consultant brought in by the SAA, Ms. Wendy Frontiero, has been very thorough as well, on her account of what the SAA needs to do to restore the Ellis House. Mr. Gates assured the board that the Historic Commission would look at the proposal and rank it along with the other applications being proposed to the CPC.

Mr. Bulman asked the other board members for comments and questions.

Mr. Trafton stated he had no further questions.

Mr. Lane asked about the cost that is estimated in the application being enough for what it is that needs to be done. Ms. Cornacchio assured him that she will get the job done out of the budget allotted to the project. Mr. Donald Burris stated that there was material still on the job that can be saved for future use.

Mrs. Fenton asked about the history of the past CPC funds that were used. Ms. Cornacchio stated that SAA had previously applied for CPC funding for a full restoration. With CPC support, SAA has applied to have the Ellis House placed on the National Register of Historic Places. Since this application is pending, this puts the SAA in position that they now qualify to apply for grants through other state/federal agencies. The National Register nomination was filed by Ms. Wendy Fronteiro in May of 2011. Ms. Cornacchio stated that she then went to the preservation of Massachusetts to give her some advice on getting emergency fund raising for the National Trust and Massachusetts Trust, which encouraged her to prepare an updated preservation plan for the Ellis House, since a complete and up to date preservation plan is a requirement of most grant programs. The CPC funded SAA's obtaining an updated preservation plan in an application previously. The Preservation plan is the starting point for the process of restoration. As a group, the residents have done whatever work it is that they can with what they have. There has been painting and window work done. The first floor windows are completely done minus a few that are odd shaped. The second floor needs windows that need to be completely built. Mrs. Fenton asked how many artisan residents are currently living there. Ms. Cornacchio stated that there are 8

residents. Mrs. Fenton reiterated that the residents have basically been keeping the property updated on their own. Ms. Cornacchio agreed. Ms. Cornacchio stated that the residents are invested in the building. Mrs. Fenton asked about the steps involved in being on the National Register. Ms. Cornacchio told Mrs. Fenton that there could be applications submitted now. They are looking for a long-term lease from the town. There is a license that the Town has given them. Ms. Cornacchio needs to get on the Town warrant for the spring. Mr. Bulman stated that the Town of Scituate could have turned the property over to the SAA but that there was an issue with the septic requiring its replacement in the event of a transfer. Ms. Cornacchio told the group that she went out and applied for the grants and that she has had conversations with the Town Administrator about how to proceed. Mr. Don Burris spoke to how much money the artisans and residents have spent over the past 20 years.

Mr. Michael Collins stated he had no further questions.

Mr. Bulman commended Ms. Cornacchio and the SAA for the work done on the property. Mr. Bulman discussed the past years requests. Mr. Bulman discussed the enormity of the total restoration project originally proposed. Mr. Bulman stated that when there was input from the Historical Society in years past, the Commission's priorities were for other projects ahead of the Ellis House (Mordecai Lincoln Home, etc.) Mr. Bulman stated that the approval of the original application for funding for the Ellis House and the CPC support of the Ellis House project, the Ellis House could be placed on the National Register, the project would qualify for grants. This is how the project was presented to the CPC, the Selectmen, The Advisory Board and Town meeting. When the SAA applied for funding for an update preservation plan, Mr. Bulman stated he went back to the Selectman and Advisory Board and said that this was another step in getting them grant funding. Mr. Bulman stated that obtaining funding for even the National Register and the updated preservation plan was a challenge, and that there is a lot of resistance to becoming committed to a very expensive restoration project into the Ellis house that the CPC and Town boards cannot perceive of being financially able to restore, especially given the low priority attributed to it by the Historical Commission and limited usage by the general citizenry of Scituate. Ms. Cornacchio stated that working with other Historical experts has proven to her that the building is in better condition than the Town perceives. Mr. Bulman stated that whatever it requires, it requires more than what the Town is willing to put into it. Mr. Bulman stated that priority wise, if the Town was paying attention to what the Historic Commission thought, the Ellis House is not where we would place Historical funds. He stated that this is why the CPC pushed to give the

SAA the tools needed to get money somewhere else to restore it. Ms. Cornacchio stated that if she gets any amount from Massachusetts Historical, she needs to have grant matches before she even approaches them. Mr. Bulman stated that the percentage is needed for most grant programs. Ms. Cornacchio knows that she is not going to raise that solely from her residents, which is why she is coming to CPC for funding. Mr. Bulman stated that now this is starting down the restoration slope of funding. Ms. Cornacchio is concerned that Massachusetts Historic will just take too long. She stated she needs CPC funding to help with the process. Mr. Bulman understands the concerns, yet, the application is inconsistent with what CPC had informed the Town of what the prior funds would be used for. Ms. Cornacchio agreed and stated that this is why she is asking for a modest amount. Mr. Bulman stated he does not have any questions, yet, he has reservations because this request is inconsistent with prior approvals and why CPC has supported prior projects..

Mr. Scott declined to ask questions. Mr. Bulman thanked Ms. Cornacchio again for all of her work on the application and at the property.

2. Hollett Street Assessors Parcel: Mr. Bulman introduced Robert Marzelli to the group. Mr. Marzelli told the group that he represents the Bonomi family. He stated that the land is mostly wet. Mr. Marzelli stated that Mr. Bonomi would like to see the Town purchase it. Mr. Marzelli stated that the assessment in 2010 was \$14,5000, and his client is asking \$12,000 for it. Mr. Marzelli stated that Mr. Alan Greenberg from the Town of Scituate Conservation Commission said that there may be interest in purchasing the land. Mr. Lane, the liaison, asked Mr. Marzelli if the land was abutting town Conservation already. Mr. Marzelli confirmed that it is. Mr. Lane's question was addressed to Mr. Greenberg. He asked if Conservation had a funding program to purchase property that they are interested in acquiring. Mr. Greenberg stated that there is not. Mr. Greenberg stated that he suggested Mr. Marzelli come to the CPC for the hopes of purchase. Mr. Lane stated he didn't see the value in the CPC purchasing the piece of property as it isn't any value to the Town. Mr. Marzelli restated that it must have some value to the Town if there is still property tax being assessed. Mr. Bulman asked Mr. Lane if he walked the property. Mr. Lane stated that he did walk the property. It is very wet. He feels as though it is an effort on the part of the owner to get rid of a parcel of land that they are basically "stuck" with. Mr. Bulman stated that he understood the reasoning behind Mr. Lane's opinion and that CPC shares Applications for land purchase with the Planning Board and Conservation Commission and Water Resources and the CPC asks for

subjective recommendations. Mr. Marzelli agreed that it was wet and that the property may be undevelopable.

Mr. Bulman reminded the Members that sometimes we don't support the reasons that the applicant has, but owning the property and purchasing for maybe a lesser number may benefit the Town. Mr. Bulman stated that if there is value with the open space and reasons why the Town should own it.

Mr. Scott spoke to why the CPC should acquire the property. Mr. Scott stated that there needs to be a pump station placed in the area. Mr. Scott mentioned that \$12,000.00 might be a good number to pay for the land if the Town needs to put a pump station in.

Mr. Collins had no questions.

Mrs. Fenton asked Mr. Greenberg what the interest for Conservation Commission was in the property. Mr. Greenberg stated that the interest is that it abuts a good portion of Conservation land now. Mrs. Fenton questioned the map. Mr. Greenberg discussed the map that he had with Mrs. Fenton. Mr. Greenberg showed Mrs. Fenton the property lines on his map. Mr. Marzelli is going to forward another map to the Board showing the abutters.

Mr. Trafton declined questions.

Mr. Limbacher asked that if Conservation Commission has a restriction then is it something CPC can purchase. Mr. Bulman stated that he does not think that a sewer pumping station could be placed there. Mr. Limbacher stated that for him to support it there would need to be specific need/potential for the application.

Mr. Snow, joined the group at the beginning of this discussion. Mr. Snow mentioned that he felt as though there was a meeting recently about clearing this land parcel. Mr. Marzelli assured him that this was not the case. Mr. Marzelli stated if the Town owned the property, illegal clearing would not happen. Mr. Snow stated that the parcel is too wet to have anything happen on it. Mr. Gates reiterated the statement Mr. Limbacher said. If there is a cause for a pump station, that he may support it, yet, if there is no need for the land then he would need to see cause to vote for purchase. Mr. Bulman stated again that he didn't know if the required form of conservation restrictions would allow a sewer pump station.

3. Scituate Historic Bike Trail: Ms. Louellyn Lambros, from Sustainable Scituate was present for the hearing. She stated that Sustainable Scituate

is asking for funding for the Historic Bike Trail. Ms. Lambros gave a background on the idea for the Trail. Ms. Lambros started by saying that in honor of the Town's 375th anniversary, the bike activists and Historical Society worked together to reach into a new population to learn about the Town. She spoke of the history of Scituate. She was surprised to discover the differences in the Mass Bay Colony and the Plymouth Colony because the religious persecution was prominent. In Scituate it was different. This community developed by merchants. Cudworth sheltered Quakers in his home. Scituate was not represented as part of the leadership in the early years of colonization. Ms. Lambros mentioned all that she discovered. She spoke of Chief Justice Cushing being the person who handed down the decision to end slavery in Massachusetts. The economic development, farming and shipbuilding, and Irish mousing, was all a big part of the Scituate History. Ms. Lambros thought this would be a big draw to others into Town. Having a bike trail would bring more people to our Town in a very low impact way. The Town would not have to worry about extra parking and extra congestion if this was done correctly. Ms. Lambros showed the Board the first trail idea. She stated that there would be many more developed. A person at Stellwagen bank donated the work on the current map,, which again, is another great spot along the trail. Ms. Lambros feels that social media, maps, website development and signage along with safety assessments and traffic issues are all concerns that are being discussed. Ms. Lambros has spoken with Town Hall, the Town Administrator, the Town Planner and the Town Recreation department, among others, to express her ideas. Mr. Bulman informed the group, that there was a letter from the Board of Trustees of the Historical Society strongly supporting the project, along with one from the Recreation Commission doing the same. Mr. Bulman mentioned the application from the Town Administrator for the signage pointing people to Scituate's Historical locations. Mr. Bulman stated that this would something that could possibly be integrated with Ms. Lambros' application. Ms. Lambros stated she was aware of the Town Administrator's request for signage. Ms. Lambros mentioned the WPA hall being used as a tourist information center, as it is connected to the Train Station, it could be used as a rental center.

Mr. Trafton is the liaison to the project and he stated that he had meet with Ms. Lambros and discussed that the project didn't fall under the Historical Preservation umbrella of CPC. Mr. Trafton felt it was more of a recreational project. Mr. Trafton felt the project should have several phases to roll out the idea. Mr. Trafton felt it would be a good use of the WPA building as well.

Mr. Gates spoke to the idea of Historic Preservation as well. Mr. Gates agreed that the project was not Historical for the CPC purpose. Mr. Gates asked Mr. Bulman if this would fall under recreation. Mr. Bulman stated that he could contact the CPC coalition to get their impression as to whether or not this project would qualify for Recreational funding.

Mr. Snow again, asked about how it would qualify. Ms. Snow questioned the safety assessment cost. Ms. Lambros and Mrs. Fenton explained the additional \$2,000.00 being for lane striping. Mr. Limbacher felt as though the project was a very interesting concept. He agreed that the signage request would fit in very nicely. As a stand-alone project it wouldn't fit into the CPC funding.

Mr. Lane stated that his only concern is of what CPC can do in means of funding, be clarified.

Mrs. Fenton spoke in favor of the project. She spoke to the Recreation and the Historic piece coming together for our community. Mrs. Fenton said that these sites can be visited which brings more recognition to all of these sites that we as a Town, spend so much of our funding restoring. It would be a benefit to all to show them in such a positive way. Mrs. Fenton reiterated that there would be no increased car traffic. Non - motorized transit is being used. There is no need for increased parking spots. This is an opportunity for us to bring people to the Town of Scituate and have them take advantage of our Recreation sites, the downtown Harbor area and opportunities, the beaches. Mrs. Fenton wanted to state her case for the project.

Mr. Bulman stated that he believed that there was no question it is a recreational project that would benefit the Town, the question is whether or not is it a recreational project that the CPC can fund under the Act. Mrs. Fenton agreed. Mr. Bulman will find out where if any, it would fit. Mr. Limbacher agreed. Mr. Bulman will send a description to Stuart Saginor at the CPC Coalition and copy Mrs. Fenton so that she can elaborate if necessary.

Mr. Collins had no further questions.

Mr. Scott had no further questions.

Mr. Bulman told Ms. Lambros that he would do some further investigation as to whether the project qualifies for recreation funding under CPA and would get back to the Committee. Mr. Bulman felt that the signage integration with the Town Administrator's proposed project

would be a good fit. Ms. Lambros stated she would be in touch with the Town Administrator. Mr. Limbacher mentioned that Ms. Lambros may want to speak with EDC, the Economic Development Board. Ms. Lambros said that she spoke to them in June and that they thought it was a good idea. Mr. Bulman agreed.

Ms. Maryanne Lewis, a Scituate resident and member of the Scituate Housing Authority, spoke to the allocation of funds. Ms. Lewis spoke to the permissible requests that were mentioned at the meeting. Ms. Lewis spoke about the broad latitude to local communities to provide them a funding source so that Scituate could implement and support the community. Ms. Lewis stated that her personal opinion and knowledge is that we consider ideas in the broadest way possible, include as much as we can and until someone says the Board cannot do it, do it. Mr. Bulman responded with his idea is to follow the Act and try his best to find a way to support the applications, but within reason.

Mr. Mark Fenton, Crescent Avenue, member of PATH, People for Active Transportation and Health, which is the other half of the group in Sustainable Scituate, which is supporting this application. Mr. Fenton reiterated a few points. Mr. Fenton served on CPC and at the time, CPC was spending a lot of money on the Historic Projects. We would be doing a disservice to people if we didn't bring the attention to the properties we have been restoring. GAR, WPA, cemeteries. We could get access to all of these and utilize the actual "Act", which is for Community Preservation. Mr. Fenton spoke to Mr. Snow's comment on the lane striping, the safety concerns. Mass Highway hasn't been tapped into for our Town as much as they can be. The assessment should make these recommendations. The third point Mr. Fenton made was that this aligns with the Transportation element, it aligns with the Historic element, and it aligns with Economic Development with low impact and low traffic. Mr. Fenton felt as though as the Town's master plan would benefit from this application. Mr. Scott asked who would manage the project. Ms. Lambros stated it would be Sustainable Scituate's project. Mr. Fenton added also, that the Board is correct in thinking that signage from the community, and Town Administrator would work with the project and the Bike Trail should be the vehicle to the Town Administrator's application. Mr. Bulman mentioned the two parking lots at both train stops and how this could utilize the empty lots that have been built. Mr. Fenton stated that visitors come in and still park once. Mr. Fenton agrees with Mr. Bulman that integrating signage would benefit all. Ms. Cynde Robbins asked about the Administrator and Social Network Manager line item on the application. She asked if CPC can fund salaries. Mr. Bulman stated that the items that would be funded, would need to be clarified. Ms. Robbins asked who

would be managing funds after created. Ms. Lambros thought that once a web site is created there would be someone, even a volunteer, that could maintain a site once it is created. Ms. Robbins' concern was that we see projects get funded and take off and then once the funds are gone, there is no going further. Mrs. Fenton mentioned that with a website, the initial cost for publicity eventually takes off on its own. Mrs. Fenton spoke of the South Shore Greenway project. She spoke to our Historic Trail to hook into the Trail system along the South Shore. Mrs. Fenton felt as though the start up would be the main cost and then from there, it could sustain itself. Mr. Bulman explained that once a project is funded, hopefully there is no ongoing cost to the Town and that the project stays viable. The Town doesn't want to see an investment go wasted to a project that cannot withstand without more funds.

- IV. GENERAL BUSINESS: A late application came in on November 28, 2011, on another assessors parcel. Mr. Bulman asked if it is something that the Board would entertain or not. Mr. Limbacher stated that there needed to be a Motion to accept the application as late. Mr. Snow spoke to the Application and apologized to the Board for being late. Mr. Snow stated he had spoken to Mr. Lind about submitting the application and that Mr. Snow felt as though where it abutted Hick's Swamp that we may want to consider it, if the group is already assessing abutting land. Mr. Trafton stated that we declined one application due to it being late, so we should stay on course with that decision. Mr. Bulman stated that respectfully, we declined to accept another application was late since there was no reason why the project should not just be considered the following year. However, the fact that this current application, abuts something CPC may be surveying and acquiring, it may make sense to consider it due to its direct connection to another current project. Mr. Limbacher stated that he would review the application for Hick's Swamp and see if it would benefit us to do both at once. Mr. Gates said, that in respect to the Town Administrator's application, if we are considering the bike trail, should we consider hers as well.

Mr. Scott asked about the December 12, 2011 CPC Coalition meeting that Mr. Bulman informed the Board about. Mr. Bulman stated he had hoped that it was something that could be videotaped but that he would rather have Board Members be at hearing on current projects.

At 8:25 pm there was a MOTION by Mr. Limbacher to adjourn, SECONDED by Mr. Scott. There being no further discussion, it was UNANIMOUSLY VOTED 9-0 to adjourn.

Respectfully Submitted,

Lisa J. Potts