



CPC Meeting Minutes  
January 8, 2013  
WPA Building, North Scituate, Massachusetts

Members Present: Mrs. Lisa Halbower-Fenton, Chair, Mr. Bill Limbacher, Mrs. Marla Minier, Mr. Harvey Gates, Mr. Frank Snow, Mr. Joshua McKain, Mr. Dave Smith,

Other Present: Mike Westort, Sandra Higgins, Mike Bulman, Dick Ekhart, John Murphy, Mark Patterson, John De Lisi, Cynde Robbins, Christine Jackman Wolfe

- Call to order 7:03 pm
- Acceptance of Agenda- Motion by Mr. Limbacher, Second by Mrs. Minier and all voted in favor to accept the agenda as submitted.
- Acceptance of Minutes- Motion by Mr. Smith, Second by Mrs. Minier and all voted in favor to accept the minutes as submitted.
- Signing of Invoice
- Presentations:
  - 1) Community Signage- Lisa presented this application on behalf of Patricia Vinchesi, Town Administrator. The application is requesting funds for signage which would be placed at strategic intersections and would point to historical and recreational sites. The signs would have the same design theme and style as the twelve historical site signs designed by Matt Brown. They will inform the reader of the mileage to the sites. The project does qualify for CPC funding. If the signs are placed, they will coordinate with the historical trails and other mapped out trails which are presently being supported by CPC. The signs would be placed along the trails depicting how far from the site. The DPW would do the fabrication plates, install, and find posts for mounting. The signs can be placed on existing posts. The project cost is \$25,000. The signs need to be designed and cost out. Josh felt that the project falls within both the recreation and historical categories because they point out historical sites along recreational trails. If the project is voted to be funded the funding would come from both the recreation and historical categories respectively.
  - 2) Harbor Walk Murphy- This application was presented by Mr. John Murphy and Mr. Mark Patterson, Harbor Master. The project is Phase II of the harbor walk, which is a bike and walking path that connects Third Cliff to the lighthouse. The path is 5ft. wide and on the east side. This phase would run from the intersection of Jericho Road to Museum Beach. The path down Lighthouse Road would be painted. Phase I of this project was supported by CPC funds and expenses were augmented by \$80,000 in private donations. Phase II has no supporting funds. Mr. Bulman paid \$2,500 for a visual of the project and the Seaport Authority is funding the renovation of the Town Pier. The intersection at Jericho Road is slated to be reconstructed this spring by the DPW. The cost for design and engineering is estimated at \$35,000, construction is estimated at \$285,000, and



\$40,000 in contingencies. The total cost of \$360,000 is to be funded. Mr. Murphy said, the contingency dollars would be returned to CPC if not used. Lisa requested a more detailed cost breakdown. The numbers need to be tight and credible, reflecting the cost of permitting and legal fees. Signage along the walk explains parts of Scituate's history. There are plans to have park benches and pocket parks along the way also. The development of the harbor is changing and the changes are part of the town's master plan. The DPW would oversee the project's construction. Lisa asked if there is a 20% oversight fee by the DPW. The DPW is charging a 20% oversight fee for another potential project. Frank questioned whether CPC funds need to pay for the DPW to oversee the project. The roadway is adequate to be shifted. The project does have support from the Waterways Commission and Conservation Commission. A connection between the Marine Park and the lighthouse has been on the Waterways agenda for years. The Seaport Advisory uses Scituate as a model for small harbor towns in Massachusetts. If this second phase is approved, the Harbor Walk Committee will request supportive funding for the third phase from the Seaport Advisory. The Seaport Advisory is funding the renovation of the pier which includes; the pier's integrity, lighting, resurfacing, electrical and pocket park. Phase II does not include the widening of the walk from Town Pier to the Jericho intersection. Scituate harbor was become a popular boating destination and there is now a growing sport fishing industry. The Harbor Walk project makes it safe to move around the harbor and it aids in education tourists about the town's history. The project has economic and recreational benefits for the community. There was some discussion about the parking lot in front of the old Pier 44. Lisa advised the Harbor Walk Committee of a safety study being done for the historic bike trail, it may provide helpful information. Lisa felt the project was great and would like to see it as part of the Grand Loop. The project does benefit the community at large.

- 3) Cedar Street- This open space project was presented by Jeff De Lisi, Esq. on behalf of Christine Jackman Wolfe. He presented the committee with a 2005 "Plan of Land Survey", which flags the upland on the property. There is a total of six acres of which one acre is upland along the street. The value of the application is not reasonably priced for CPC to purchase, however Ms. Wolfe is willing to negotiate. The acquisition of land around the South Swamp is part of the town's master plan. The interest in acquiring land around the swamp is for the protection of aquifer, wildlife habitat, and possible recreation use. Frank said the flagging of the property is accurate; however the Conservation Commission would have to reflag the wetlands. He believed that it was not a problem that there was no denoted back boundary line on the plan presented. The water on the property flows into Cohasset's Aaron River. The question is what benefit the property has for the town of Scituate. A small home could potential be built on the one acre. The town has assessed the property at 3.5 acres of undevelopable land. Mr. DeLisi said the deed shows six acres. CPC cannot pay more than the appraised value for a property. Lisa said, the committee could determine value by using the plan received by Mr. De Lisi, assuming one acre and the land behind the acre is all wet. Fran said, Cedar Street is a nice area and in the future the property could be used to drive wells. Lisa asked Frank to get input from Water Resources.

- Open Space Plan update- The town's Open Space Plan needs to be updated. Laura Harbottle, Town Planner wants the CPC to pay for the update. The Planning Board and the Conservation Commission worked together on the plan in the past. Bill said the plan identifies open space in the town and in the past the plan was done in house by the town. The plan was devised because of the open space that CPC funds were being used to acquire. The purpose of the plan is to provide benchmarks for evaluating open space. Laura was quoted \$10,000-\$20,000 to have the update outsourced. It was recommended that Laura come in and address the committee on the update and firms that would provide the service. Harvey felt that the CPC should partner with the town to cover the cost for the update. He did not feel that the CPC should have to take on the whole expense. He also suggested that the fee be split maybe 50/50. Bill and Marla agreed and stated that CPC should contribute an agreed upon amount by the committee but not the full amount. The funding would be taken out of the CPC administrative budget.



- Past Projects- Lisa will be assigning to committee members past projects that need to be reviewed for their status. Each member will need to contact the project coordinator and find out if the project is still ongoing or is finished. This will determine if there is no longer a need for funding. CPC expenditures need to be closed out and if a project has had no activity with a three year time frame; the allocated funds are returned to the CPC for their respective category. In so doing, this will help to better determine expenditures that are still needed or not. Some projects maybe five years old. The funding is good for a three year time period unless otherwise noted. Lisa will provide contact persons and projects at the next meeting.
- Next meeting January 14, 2013 and 7 pm at the GAR Hall on Country Way, Scituate.
- Adjourn 9:10 pm. Motion by Mr. McKain, Second by Mr. Gates, and all were in favor.

Priscilla Grable  
Assistant