



CPC MEETING MINUTES
January 29, 2013
GAR HALL, Country Way, Scituate

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

Other Present: Joe Wood, Gary Meyerson, Michael Westort Advisory Board, Steve Berlo, Ruth Wagner, Bill Graham, Dan Smith DPW Assistant Engineer, Dave Ball Historical Society and Seawall Committee, Cynde Robbins, Bob Gallagher Scituate Light, Jim Heart

- Call to order 7:06 pm- Bill Limbacher made motion. Seconded by Marla Minier. All in favor.
- Acceptance of Agenda- motion Bill Limbacher. Second by Harvey Gat. All in favor.
- Acceptance of Minutes- Bill Limbacher moved to strike. Seconded Marla Minier. All in favor.
- Seawall Application- Josh reviewed the application for additional funding of the seawall by Scituate Lighthouse. The request is for an additional \$200,000. The original application for \$475,000 of CPC funding of the seawall was approved in 2010. The seawall protects historical Scituate Lighthouse and parking lot. Lisa noted that the application was two months late and had no backup information. She felt the application should be resubmitted next year. At present the money spent on the project was been incurred by engineering fees. Dan Smith, Assistant Engineer DPW addressed the committee. He presented a visual of the proposed wall. The engineering study done by CLP Engineering found peat 35 feet down in the existing wall's foundation. The study looked at the slopes of the beach and created European model to determine the best solution for securing the existing stones. The recommendation was to use revet. Revet was determined to be the most cost effective and best fit solution. The wall and the lighthouse cottage sustained damage in the storm of 2010. There is very little protection for the cottage and lighthouse. There is growing fear that the cottage will be lost if there is no secure protection from the seawall. The Scituate Lighthouse is considered to be the "crown jewel" of the town. Approximately, 50,000 people visit the lighthouse per year. The revet stone will extended the height of the wall 2ft. It will run from the breakwater to the extent of the parking lot. The parking lot is part of the original lot. It is part of the real property and can be supported by CPC funds. Revet is designed to break up wave energy. Bill Limbacher acknowledged that the application was late, however the enhancement to protect the lighthouse is outweighs the bad application. George felt it would be prudent to protect the lighthouse now before more damage is incurred by future storms. Rob acknowledged the importance and sense of urgency



to fortify the wall now. It was asked if the \$200,000 was all that would be needed to complete the project and Dan Smith said it was a solid estimate. A company will be working on the seawall already down in the area and they can fix this wall while already there. The funding for this application would be drawn from the historical category. Harvey voiced his concern that town hall did not appropriately plan for the cost of the project in 2010. He also felt that it was important that town hall follow the CPC's application process. Lisa noted the importance of the application however felt the committee needed to focus diligence on the other applications that came in on time and were being voted on at this meeting. A vote to accept the late Seawall Application was motioned by Bill Limbacher. Seconded by George Trafton. All in favor. Unanimous vote **(8-0)**. Frank Snow made Motion to fund \$200,000 for seawall improvements. Seconded by George Trafton. All in favor. Unanimous vote **(8-0)**.

- Bangert Country Way Trail- This trail would provide a safe way for citizens to walk or jog along Country Way. Joe Wood of 45 Fall Crest Road stated he supported the Country Way trail. There are many people that walk and jog along the road and there are no sidewalks. Jim Heart also stated that the road is dangerous. The consensus of the committee was that safety is a concern in the area. Lisa liked that fact that the trail would provide access to the Greenbush Rail by foot, a more "green" option. The trail is a priority to Lisa because it connects people to schools, the library, historical sites, and Roney Shones. Rob felt it was a valuable project which is good for the community because it connects the villages within the town. Marla suggested that the trail be approached in two phases; phase 1 going to Elm Street and phase 2 extending to Hughey Street. Phase 1 would be funded for 2/3rds of the requested \$745,000 for the project. Phase 2 would be funded the following year. Lisa agreed with the two phase idea. Country Way was determined to be a priority and that the project should be funded in a two phase approach. Frank Snow made a Motion to fund \$500,000 for a phase one of the Country Way project, which would include all permitting. Seconded by Marla Minier. Vote **(6-2)**.
- Cedar Street Property- The application was never updated per CPC request. The applicant never came back to the committee with a proposed dollar amount for the property. Bill believed there was "no pressing issue to own the property". Frank stated that purchasing the property would protect a water resource. Frank felt the CPC could offer \$10,000 for the property. Rob felt that the application was not complete. There was no clear picture of purpose the property offered. Rob believed the applicant should file again next year. Lisa was not interested in the property because of dubious boundaries as well as its indefinable value to the town. Harvey Gates made a Motion not to approve the Cedar Street application. Seconded by Rob McCarry. All in favor. Unanimous vote **(8-0)**.
- Community Signage- The discussion commenced noting that Matt Brown would design the signs and they would similar to the Historic Trail signs. These signs would be placed at intersections along the Historic Trail marking the distance to the historic site. Bill suggested funding both the Scenic and Community sign projects together for \$25,000. Rob wanted to fund both sign applications. Bill's concern was for the placement of signs and the number of different signs the town needs. He suggested spending \$12,500 for Scenic signs and \$12,500 for Community signs. Lisa said that Matt Brown would know how many signs could be designed and made for \$25,000. Frank did not feel it was a good project. George did not feel CPC funds should be spent on signage. Bill Limbacher decided not to fund the signs, there were too many. Marla Minier made the motion to fund the \$25,000 for Community Signage. Seconded by Josh McKain the vote failed, Vote **(2-6)**.



- Cunio Union Chapel- Marla said it is a small dollar amount for a nice building. George agreed that CPC should fund the application. Bill felt it should be supported, if in fact it was a South Scituate meeting place. The Historical Commission deemed the application worthwhile and supports the project. Frank Snow made a Motion to fund \$4,000 to replace storm windows on Union Mission Chapel. Seconded by Marla Minier. All in favor. Unanimous vote **(8-0)**.
- Historical Applications- The discussion over the historical applications commenced with asking Mr. Ball to priorities his applications. He was asked which projects could be put off. The seawall was voted to be supported for \$200,000 which falls under the historical category. Mr. Ball felt that Lawson Tower and the LRS Roof and the gravestones are in need of being done. He felt the Shay could be put off.
 - 1) D. Ball Cushing Shay- The committee believed that the Shay needs to be seen by the community after restoring besides just at a few town events. At present the option for storing is the basement of Town Hall. Josh felt the application should be resubmitted when a decision is made about storage for the refurbished shay. George felt the maintenance applications like the LRS roof are more important and that the restoration of the shay can wait. Marla made a Motion that the CPC not fund the shay this year but to reapply in the future with a way to store the shay for its protection. Seconded Bill Limbacher. All in favor. Unanimous vote **(8-0)**.
 - 2) D. Ball Gravestone Restoration-Bill Limbacher made a Motion to fund \$4,100 for the restoration of the Bates gravestones. Seconded Josh McKain. All in favor. Unanimous vote **(8-0)**.
 - 3) D. Ball Lawson Tower-Bill Limbacher made a Motion to fund \$16,000 for the repairs on Lawson Tower. Seconded by Marla Minier. All in favor. Unanimous vote **(8-0)**.
 - 4) D. Ball Lighthouse Journals-Bill Limbacher made a Motion to fund \$2,700 for the restoration of the lighthouse journals. Seconded by Marla Minier. All in favor. Unanimous vote **(8-0)**.
 - 5) D. Ball LRS Roof – George Trafton made a Motion to accept and repair the roof to the Little Red Schoolhouse for \$31,500. Seconded Bill Limbacher. All in favor. Unanimous vote **(8-0)**.
- Foster Archives Restoration-The standard for archiving today is microfilm. The applicant is requesting funding for shelving, restoring of books, microfilm, and a microfilm reader. The committee discussed whether or not the whole project should be funded. George asked how many people actually view the microfilm. Marla did not want to support this year. Bill wanted to fund the copying and restoring of the lost books. It was decided that the committee needed more information before voting on the application. The vote was moved to the February 25th meeting.
- Harbottle Scenic Road Signs- These signs will designate the scenic roads in the town. The “Scenic Road” designation will protect and preserve the trees and historic stonewalls along these roads. Harvey Gates made a Motion to accept the application to fund \$12,500 for scenic signs. Seconded Josh McKain. Vote **(5-3)**.
- Harbor Walk Murphy- Frank felt this project could be approached in phases. Bill will ask Harbor Walk Committee if they would be will to reduce the scope of the project and do in phases. Bill will also ask for more support information. Bill feels the project benefits the harbor area and the Planning Board does support the project. Safety is not a concern in this project because there is already and existing sidewalk on Jericho Road. Lisa wanted to know if the DPW and Al Bangert supported this project. The committee decided to hold the vote until the February 25th meeting in order to get more clarification on the project. Bill and Frank will talk to Mr. Murphy on possible resizing of the scope of the project.



- Recreation Application: The discussion commenced with the CPC's philosophy on spending. Frank felt there were too many big properties that will be available in the future that may require a substantial amount of money. All the funds do not need to be spent this year. Bill and Harvey believed that it would be prudent to spend only the allotted amount of money given to fund this year's projects. They would like to spend no more than the 1.2 million taking in and keep a reserve for big projects. Bill would spend additional dollars to repair existing fields. Bill Limbacher made a Motion to support all three Recreation projects. Seconded Rob McCarry. All in favor. Unanimous vote **(8-0)**. George was concerned that by funding all three Recreation projects, the committee will be dipping into the reserve fund especially since Country Way falls into the Recreation category. Harvey felt that all Recreation category projects do the same thing; safety and recreation however the three Recreation projects are beneficial to the community at large. Frank asked Rob if any of the Recreation projects could be tabled for next year. Rob commented that Recreation started with five projects and prioritized them down to the three. Rob believed that the Recreation Department spend a lot of time with the application and has already taken a phase approach to the projects for completion purposes. Harvey said that even though the Recreation projects are big, it is the first chance to support projects of this scope. He personally supported all three projects. George felt it was not necessary to do the basketball courts improvements and would rather decline to vote for the other two projects. Lisa liked the idea that there are three different projects in different parts of the town and felt it was "endearing". It would be a first time expenditure for Humarock. Lisa felt that the Reidy Foundation has already supported the Scituate High School lights. The lighting provides additional usage of the existing fields. Bill would support all three projects. Rob stated that all three projects priorities. They are opportunities for the community to have new fields and courts. The courts have not been improved in over 30 years. Central Park field improvements will also extend field usage. The town has a growing demand on fields and is in desperate need of field extension. Marla Minier made a Motion to rescind the first vote and vote separately on all three projects. Seconded George Trafton. All in favor. Unanimous vote **(8-0)**. Revote:
 - 1) Central Park Field- Bill Limbacher made a Motion to fund \$139,000 for the Central Park Field. Seconded George Trafton. Vote **(7-0-1)**.
 - 2) SHS Athletic Complex- Bill Limbacher made a Motion to fund \$350,000 for the SHS Athletic Complex. Seconded George Trafton. All in favor. Unanimous vote **(8-0)**.
 - 3) Three BB Court Improvements- Bill Limbacher made a motion to fund \$153,000 for the Three BB Court Improvements. Seconded Rob McCarry. Vote **(7-0-1)**.
- Open Space Plan- Frank and Bill addressed the Open Space Plan. The plan was written four years ago and without a plan the town cannot apply for grants. Laura Harbottle, Town Planner was give four quotes to write a plan update. The quotes ranged from \$10,000 to \$20,000. The \$20,000 would be the cost of a complete new plan. Lisa believed that the old plan just needed to be updated. She did not feel that cost of a new plan needed to be incurred. The town paid for the first plan but did not budget for the four year state required update. Laura Harbottle feels that CPC benefits most from the plan so, should fund the expense of the update. Frank feels, "convinced the CPC has money and everyone is looking for it". Bill suggested that CPC fund about \$15,000 but no more for the study. Frank suggested going lower \$12,500. The funding is drawn out of the CPC Administrative Account. The committee agreed that a revision of the existing plan would be funded but not a new plan. Bill Limbacher made a Motion that upon receipt of a formal application for an update of existing Open Space Plan; CPC spends up to \$10,000 out of Administrative fund. This allows for the study to be done, sets a dollar value to the plan, and requests a formal application for the funds. Seconded by Frank Snow. All in favor. Unanimous vote **(8-0)**. A letter needs to be written requesting a formal application.

TOWN OF SCITUATE



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- Affordable Housing Trust Presentation- Shelly Goehring from the Massachusetts Affordable Housing Alliance will come to do a presentation to the committee, the Affordable Housing Trust members, and members of the Scituate Affordable Housing Authority on affordable housing. The date for the presentation will be set at the February 25th meeting.
- Next meeting February 25th, 2013 and 7 pm at the GAR Hall, Country Way, Scituate. The committee will vote on Foster Archive Restoration and Harbor Walk Murphy Applications
- Adjourn 9:30 pm. Motion by Bill Limbacher. Seconded Marla Minier. All were in favor.

Priscilla Grable
Assistant