



CPC MEETING MINUTES
September 16, 2013
GAR Hall, Country Way, Scituate

Members Present: Mrs. Lisa Halbower-Fenton, Chair, Mr. Joshua McKain, Mr. Rob McCarry, Mrs. Marla Minier, Mr. Harvey Gates, Mr. Stephen Coulter

Other Present: Ken Swart, Vinny Bucca

- Call to order 7:04 pm
- Acceptance of Agenda- Motion was made by Harvey Gates. Second Rob McCarry. All in favor.
- Acceptance of Minutes- Motion was made by Rob McCarry. Second Marla Minier. All in favor.
- Presentation Appleton Property: Lisa addressed the committee on the Appleton property. The property was purchased with CPA funds as Open Space preservation. Presently a portion of the property is being farmed by Vinny Bucca and he has been prepping much of the remaining acreage for additional gardens. Lisa spoke to Frank Snow about the utilization of CPC properties with the understanding that in addition to passive recreation, farming is another way to make effective and productive use of open space. They feel the future of these CPC properties lie within making them productive and having them utilized by the community. Lisa introduced Vinny Bucca to the committee. Vinny discussed his role in making the Appleton property a viable and productive farm today. Vinny was one of the original proponents of CPC back as well as the applicant for the purchase of the property. After the purchase he received permission from the Conservation Commission to restore the property for the purpose of farming. Vinny presented the committee with a binder full of pictures depicting the different stages of clearing the property in order to make a viable working farm. As he shared the pictures he explained the process of going from a forest to a productive farm. He said the Appleton property was farmland in the 20's and 30's. Boy Scout Troop 7 helped Vinny with clearing and burn piles. The burning process was a big part of the land restoration. Clean up services were exchanged for logs. Vinny used a pig tractor to till the land. The pigs eat the foliage and pull up the rocks and roots. Vinny works with nonprofit organizations like the food pantry and farm to school program providing them with the produce he produces. The farm is also used as an educational setting for school and recreation programs. Since the soil is clay, Vinny needs to keep plowing to feed the soil and uses manure. The manure he gets is from Bartlett Stables. The soil contains a lot of sand which aids in drainage. He uses woodchips for weed prevention and water retention. The farm is organic and produces peppers, squash, and eggplant. He debugs plants by hand. Vinny pays for all supplies to maintain the



farm. He believes with the finalization of the CPC purchase of the Crosbie property there will be a new right of way which will allow for better access to the property. Presently there are three acres of land to farm and one acre of trails on the property. On these three acres there are 5 fields for farming. The trails go around the field grids. The public can purchase the produce by contacting Vinny. Marla stated that the CPC owns the property. The Conservation Commission has given Vinny a three year lease to farm the property. Vinny said that presently the farm is not profitable. In order to make a profit the farm needs to be able to increase productivity and volume. Vinny would like to start cultivating field three and start to work another acre of the land. He needs a well for irrigation, a deer fence, and a high tunnel. The high tunnel is like a greenhouse which allow for the extension of the growing season. He would also be able to plant tomatoes for the farm to school program. Lisa stated that "this is not a one man show" and that manpower is also needed to make the farm more productive. She also stated that CPC is committed to supporting the Appleton property. Vinny has applied for a grant to help fund the cost of these new projects. He is also submitting an Application of Eligibility for CPA funds to help support the high tunnel, deer fence, and well. Rob told Vinny that he needs to itemize the costs for the project. Lisa said to provide quotes for the well, deer fence, and high tower. Vinny stated the cost for the high tunnel is \$12,500 with approximately \$6,000 of reimbursement from the grant. Lisa also mentioned that it is important to explain how the community benefits from the property. Vinny agreed to itemize the expenses and address the trail in the application. A letter will need to be provided to the grant which states that he has applied for \$12,500 in CPA funds plus the cost for the deer fence and well, which will go to Town Meeting in the spring of 2014. This way he will not lose his grant for extra funding and it will be extend/placed on hold for him. Vinny agreed to also provide Josh with pictures and the link for the properties management plan for the CPC website. Vinny left the meeting and the discussion on the property continued. Lisa introduced Ken Swart to the committee. Ken is also a local farmer who is very active in the community promoting sustainable farming. Ken is active in the Scituate farmers market and sustainable gardening projects at Scituate schools. Lisa explained that even though Vinny was instrumental in the CPC purchase of the property, it is important that the property be utilized by the community at large. The CPC's focus is to get people up to the Appleton property and make use of it as well. The property supports recreational and educational use for the community and it is important that Vinny engage additional manpower in the farming process on the property. Lisa would like a working relationship established between Ken and Vinnie, in which they can determine the parameters. Lisa believes they can complement each other working the newly established acreage at Appleton field. And it is apparent that Vinny needs additional manpower in addition to a well, the high tunnel and deer fencing to best manage this community land.

- **Old Business:** Website update- Lisa asked Josh to give an update on the website. She asked Priscilla to let Noreen know of meeting dates and to have Noreen posted dates on website. Lisa also requested that Priscilla follow up to make sure Noreen posted new dates each month. Josh stated that there was not much to report because he had not yet heard back from Noreen. Josh is still waiting for information from Lisa and Rob. Marla needs to supply completion dates. Applications are due by November 1, 2013. The online application is all done and the landing page states 2013-2014.
- **New Business:** Lisa introduced and welcomed Stephen Coulter, the committee's new housing liaison. Stephen addressed the committee. He is chair of the Scituate Housing Authority. He spoke on the seven acre Driftway Project. The project is the development of a 20 or more affordable rental units for low income senior citizens. The seven acres were donated 20 years ago for the purpose of affordable senior housing. Consultant, Joe Armstrong is volunteering his time working on the project. He is helping to oversee the project and doing the RFP's. The project is a joint effort between the Scituate Housing Authority and The Affordable Housing Trust. The proposed project is already hooked up to the town sewer system. The design of the units is purposed to look like cottages that will enhance and fit into the present landscape. The developer's financing will be a sixteen year tax credit. After the sixteen years the Housing Authority will take over the management of the property. Lisa

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mentioned that at the Town Meeting in 2006 one abutters to the property was very upset over the purposed development and was able to get the attendees to vote the project down. Stephen said that the development is staying within the zoning guidelines and no special exception will be asked for. Stephen said that the Affordable Housing Trust is also involved in the project. Lisa said that CPA has funded the trust with approx. \$1.4M. Ten percent of CPA funds go into the trust. Lisa said it is great to have Stephen on the board and that he is a bonus for CPC. The committee is happy to have him.

Meet the Artist at Ellis House- On October 16th Wendy Frontiero will be giving a presentation at Ellis House. Lisa commented that Janet does a nice job maintaining community involvement at Ellis House.

October Meeting- Lisa will check on the date for the October meeting. She wants to confirm that Conservation Commission is not scheduled for the same time.

- Adjourn 8:30 pm. Motion by Marla Minier. Second by Stephen Coulter. All in favor.

Priscilla Grable
Assistant