



CPC MEETING MINUTES  
November 6, 2013  
GAR Hall, Country Way, Scituate

Members Present: Mrs. Lisa Halbower-Fenton, Chair, Mr. Joshua McKain, Mrs. Marla Minier, Mr. Harvey Gates, Mr. Frank Snow, Mr. Bill Limbacher, Mrs. Camille Wells, Mr. Stephen Coulter

- Call to order 6:00 pm
- Acceptance of Agenda- Motion was made by Lisa Halbower-Fenton. Second Camille Wells. All in favor.
- New Business- the Coalition has announced that the state has approved the 25 million dollars in revenue.

Samantha Woods the Executive Director of the North and South River Watershed Association has written a letter of support to nominate Cynde and Wayne Robbins, for the Bob Kuehn Memorial Award on behalf of their work with the Maxwell Trust in open space land preservation. Ten winners will be announced in January. Bill Limbacher made a motion that Lisa writes a letter of support for their nomination, Second Camille Wells. All in favor.

- Application List- List of applications with assigned liaisons.
  - 1) **Mossing Shed Transfer-** (Historic- Harvey Gates and Stephen Coulter.) This application is for the funding to move the Mossing shed to the Mossing Museum.
  - 2) **O.O.B. Display and Parking-**(Historic-Harvey Gates and Stephen Coulter.) This application is for the funding of an information display which would explain the historical significance of the Old Oaken Bucket House and a small parking area.
  - 3) **St. Luke's Renovation-** (Historic- Bill Limbacher.) Lisa asked that Bill write a letter to the applicant. She suggested that Bill log in to the Coalition website which outlines ten bullets on state standards for historic churches. She also suggested that Bill call the church and ask if the church is on the National Registry of Historical sites. The church could also have the Historical Society survey the site for historical significance.
  - 4) **Gates Renovation-**(Historic-Recreation- Marla Minier.) This site the Historical Society has already deemed that certain sections/parts of the Gates building are culturally and historically significant. Examples of these areas are the façade and stairwell. CPA funds could be used to support the preservation of these historically determined features however an architect would need to draft renovation plans that depict these historical features are kept intact with any update being done to the building. In the past CPC funded a study on the Gates property. Lisa asked that Marla craft a letter which she will help to edit informing the applicant of this. Marla and Lisa



attended the Board of Selectmen's meeting which addressed the Gates project. The submitted application is requesting that \$600,000 be set aside over the course of 5 years for the school renovation project. There is however a town statute which states that one legislative body cannot bind another legislative body's future. Also, the town has not yet formalized the reuse of the building. Marla asked if the fields and tennis courts are being moved. Marla does not feel encumbered, she feels the Board of Selectmen is putting the CPC on notice that they will be asking for \$600,000 per year for 5 years once they acquire the rights to the building. The recreation component consists of moving the track, tennis courts, and redoing the fields. CPA funds can support the moving and rebuilding of the track, fields and tennis courts. These would be considered Recreation projects. However funding cannot be applied for until the property is "shovel ready".

- 5) **Damon Memorial Preserve-(Open Space-Lisa Halbower-Fenton and Frank Snow.)** This property is across from the South Swamp and the Crosbie Property in the West End. Lisa questioned if the property is farmable. Frank mentioned using harvesting forestry practices for habitat management for this particular property. It was agreed that identifying productive uses for CP acquired land is important.
- 6) **Tilden Multi-Use Trail-(Recreation-Historic-Josh McKain and Bill Limbacher.)** This application is for a multi-use trail from Beaver Dam Road to Turner Road. The applicant has surveyed many neighbors who are in favor of the project even if portions of the trail would have to go around trees and stone walls. The applicants Jacqueline Carr Comerford and Laura DeLong spoke to Al Bangert and he is in favor of this project. Al Bangert said the DPW would support the project. Harvey mentioned that this one and half mile strip is presently missing from the town trail. Frank said it would be great if the trail went from the Roche field all the way around. Frank felt it would be worth doing this in two phases.
- 7) **Skate Park Renovation- (Recreation-Rob McCarry, Dave Smith and Bill Limbacher.)**
- 8) **Mordecai Lincoln Mill- (Open Space-Historical- Frank Snow.)** There is a historic building, possibly part of the original mill, on this property. The state community preservation coalition in the past has identified this building as one of interest to be preserved. There is also a dam on the property which is no longer in use and is now clogging the pond. CPA funds cannot be used to repair the dam however if the CPC purchases the property funds could be used to address the dam. By removing the dam there would be a stream not a pond, the fish habitat would be restored, and the waterways would be improved.
- 9) **Ellis House Site Preservation-(Historic-Recreation-Camille Wells.)** Lisa asked that Camille formalize with the applicant ideas about bringing the community onto the property to better utilize the site. Lisa mentioned that at their presentation for Eligibility, Janet spoke about working with the Booth Hill Riding School. The riding school which works with handicapped children could utilize the trails on the Ellis property which would be a great fit for community support with CPA funds.

Lisa voiced her disappointment that Vinny Bucca did not submit the application for the Appleton Field he had presented to the committee. Frank said that the Conservation Commission is looking in to Appleton being a shared field.

- Adjourn 7:00 pm. Motion made by Lisa Halbower-Fenton. Second Bill Limbacher. All in favor.