



CPC MEETING MINUTES
November 18, 2013
WPA Building, North Scituate

Members Present: Mrs. Lisa Halbower-Fenton, Chair(7:45), Mr. Joshua McKain, Mr. Stephen Coulter, Mrs. Marla Minier, Mr. Harvey Gates, Mrs. Camille Wells, Mr. Frank Snow, Mr. Bill Limbacher, Mr. Rob McCarry, Mr. Dave Smith

Other Present: Cynde Robbins, Theresa A. Neilsen, Theresa E. Nielsen

- Call to order 7:05 pm. Harvey Gates acting Chair until Lisa arrives. Motion made by Bill Limbacher. Second Marla Minier. All in Favor.
- Acceptance of Agenda- Motion was made by Bill Limbacher. Second Josh McKain. All in favor.
- Acceptance of Minutes- Motion was made by Camille Wells. Second Marla Minier. All in favor.
- Old Business: Liaisons need to revisit with their last year's applicants and be able to report on project status for next meeting. Marla said she was curious about the status of the projects voted on last spring. She asked who was handling George's assigned projects because someone should touch base with his applicant.
- New Business: The CPC Assistant needs a new computer in order to perform job function. The town now has a new email and website. The Assistant now needs to post agendas to the website. The old computer has only one megabyte of memory and it is freezing up when opening more than one application at a time. The Assistant is having trouble printing from new email system as well. Priscilla has asked that the committee vote to purchase a new computer. Marla made a motion to spend the maximum of \$2000 for a new CPC computer the Assistant can use. Second Bill Limbacher. All in Favor.

Rob McCarry would like the applicants of the Tilden Multi-Use Trail and the Ellis House Preservation to present their projects to the Recreation Department on November 25th. In order for the Recreation Department to support these projects, they would like to get more information about them.



Priscilla agreed to contact the applicants and request that they contact Chris Roberts Recreation Chair to schedule a time on November 25th.

Marla asked about the progress on last year's Recreation projects which were going to be done in phases. She asked why they did not request funding this year for next phase. Rob said that the three projects that were approved are very involved and require multiple areas to be implemented first before proceeding to a next phase. The Recreation Department has decided to implement one project at a time. Presently, the SHS Lighting Complex is on hold.

Frank said he is trying to get updates for next meeting on the Litchfield Property.

Stephen gave an update on the Driftway project meeting with the Affordable Housing Trust meeting and consultant Joe Armstrong. The Affordable Housing Trust has agreed to pay \$3000 to update the onsite engineering and title search in order to apply for a Request for Qualification. They are starting to put together plans for potential developers. Discussions have begun to determine ways to bridge financial gaps in the project. The Affordable Housing Trust was receptive to contributing between \$20,000 and \$25,000 per unit. Stephen said it was a very productive meeting. The number of units will be up to thirty, but more like twenty-five. Frank did a survey on the property and suggested contacting McKenzie to update the site plan. An update should cost around \$1800 because the property now can connect to town sewer. Stephen said they are staying within the town zoning so there should be no need for variances or exceptions. They are prepared to negotiate on the thirty units. Harvey asked if the project has Planning Board approval and if there are any wetlands within 100 feet of the project. Camille asked about the exact location of the project. The land is located on the Driftway across from the Widow's Walk Golf Course. It is a seven acre parcel near the wind turbine and water treatment facility. Stephen said he did not believe any changes to the plan need to be approved at Town Meeting. Frank said he hoped the project gets support from the community. Stephen said the land was donated with the intent of it being used for affordable senior rental property. We have the option of moving forward with the land for its intended purpose or giving the property back to the people who donated it. Stephen said he is hoping that the process will be neat and clean. The Housing Authority is moving forward on the title work and engineering updates. Harvey stated, "Waiting a long time to do this project."

Potential presentation schedule for December 16th meeting:

7:15 David Ball presenting Mossing Shed Transfer

7:45 David Ball presenting OOB Display and Parking

8:00 Jacqueline Carr Comerford presenting Tilden Multi-Use Trail

- Adjourn 8:00 pm. Motion by Bill Limbacher. Second by Camille Wells. All in favor.

Priscilla Grable
Assistant