



CPC MEETING MINUTES  
January 7, 2014  
Little Red School House, Scituate

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

Other Present: Cynde Robbins, Wayne Robbins, Julie Miller, Jean DuVoisin, Ayn DuVoisin, Steven Bjourkland, Patrick Dituror, Deborah Bartlett, Mark Sandham, Janet Cornacchio, Robin Glazier, Don Burris, Mark Coughlin, Dave McDonovay, Robert Saccone, Laura DeLong, Jacqueline Carr

- Call to order 7:00 pm. Motion made by Lisa Halbower-Fenton. Second Bill Limbacher. All in Favor.
- Acceptance of Agenda with edits. Motion was made by Camille Wells. Second Harvey Gates. All in favor.
- Old Business: The CPC will be closing shortly on the Lind, Litchfield, and Crosby properties. Priscilla is keeping in touch with the CPC's attorney Kathleen O'Donnell on the progress. Presently, the three properties' Acceptance of Deeds paperwork is in the process of being signed off on by the Conservation Commission and the Board of Selectmen. The Lind property will be ready for closing after this paperwork is signed.
- Presentations:
  - 1) O.O.B Display and Parking, David Ball and Pam Martel- David presented this project to the committee at the December 16<sup>th</sup> meeting. He is back tonight with Pam Martell to provide more detailed information and visuals on the project. Pam Martel is the Special Projects Coordinator for the Historical Society. Pam did the designs for the Norman Rockwell Museum. David handed out a summary of the history and plan for the property. The funding for project would be split 50/50 between CPA funding and a state grant from the Massachusetts Cultural Council. If the Historical Society is not awarded the grant the project will not proceed this year. In the 1900 there was an active artist's colony in Scituate. Great



artists like Bliss Carman, Thomas Meteyard, Walter Sargent and writers like Jacques Futrelle and Samuel Woodworth all summered in Scituate 100 years ago. The goal of the project is to work on the museum's L, make a pathway and improve the trails, and create a parking area. The Historical Society would also like to encourage local artists to use the building as they did in the 1600's. Most Scituate residents are not familiar with this aspect of Scituate's history. The L shape part of the building will not be heated, however it will have an alarm system. The L shape is not being heated due to safety concerns and electric base board heat is too costly. In terms of climate control in this area which would be used to display paintings, David replied that the art work will be rotated and it is not a big exhibit so he is not worried about climate and temperature. Pam pointed out that in the 30' and 40's people would go to the Old Oaken Bucket to see the place of the famous poem. It was an important part of American history. She also noted that artist colonies were also a big deal in those days. Cyrus Dallin did the sculpture of the Indian which is in front of the Museum of Fine Arts in Boston. David said that they want to increase the purposed budget to \$63,500. He would like for CPC to commit to the change in the budget which they are applying for. Lisa asked for a cost break down. She wanted to know why the parking was costing more. David replied the parking needs to be widened and rebuilt. If the asphalt cost too much they would consider using crushed stone. He also said that the area which will be displaying paintings needs an alarm system. The trail improvements will also cost money. David felt that the new numbers were more realistic of the total cost of the project. Lisa would like a rendering of the project, even if it is just a rough sketch. She wants to see what it will look like. She also would like to see what it would look like from the road because there is a private residence on the site. Pam said she could provide a picture for the CPC meeting being held on the 21<sup>st</sup>. Camille asked when it would be open. David said it would be open mid to late spring through the summer, depending on volunteers. The trails would be open all year round and the Historical Society would maintain. Marla asked David if the tenant was aware of the project. David said no however he is very welcoming to the community. Josh asked if continuing cost were being covered by the Historical Society. The answer was yes. Lisa felt an educational display should be easily accessible from the grounds of the museum which mentioned the works on display inside. The Buttonwood tree on the property is the oldest on the South Shore. Pam said there needs to be continuity between the house, trail and the other historical sites around town. The Massachusetts Cultural Council expressed verbal interest in supporting the project with a grant and the paperwork is due for submission by March 15<sup>th</sup>. The Council would be apt to support if CPC supports. Pam asked if they would have CPC's intent by February 7<sup>th</sup>. Lisa said they need to submit a rough site plan with visuals showing how the property would be accessed, traffic flow, signage, etc. as it currently looks like a private residence-not a community resource. Rob asked when the work would begin and if there needs to be a recommendation from the Recreation Department in support of the trails. The work would start by July 1 and the Recreation's support would be welcomed. Cushing's Shay would be on display with interpretive text. Mark Sandham asked if trail work could be integrated with an Eagle Scout project. David said there have been projects which restored signage and benches. David said that they have a volunteer who has



been working on the trails however some of the work requires Conservation approval because there are wetlands.

- 2) Damon Memorial Preserve, Cynde Robbins Maxwell Trust- Lisa handed out a newsletter for the Maxwell Conservation Trust called Max Tracks which refers to the David Damon Memorial Preserve project. Cynde introduced herself as the Director of the Trust and she introduced Deb Damon Bartlett one of the owners of the property. The property is 37 acres which has two entrances one on Grove Street and one on Clapp Road. The property consists mostly of uplands and there was a Chapter 61 tax relief on the property because it is used for forestry. The owners manage a tree farm on the property. The harvested wood is used for firewood. The property has been used as a tree farm for 30 years. There are six land parcels which are put together so there is one continuous piece of property. The property fits into the towns Open Space Master Plan. Cynde handed out maps of the property. The land abuts the South Swamp, an area which is starting to form a wildlife corridor. This wildlife corridor is a goal of the Open Space Plan. Presently the entrance used is on Clapp Road. Cynde pointed out on the Water Resources map that to the right of the property is a tributary of Herring Brook. The property also connects with the Crosbie property and there is a possible swamp path between them. Greg Morse did the engineering on the parcel and it is developable property. It was determined that there were 26 house lots on the parcel. Six perk tests were done and they all passed. There is also an endangered species line there. The family wants to keep their parents wish and desire to preserve the property. Deb Bartlett spoke on her family's history on the land and what it meant to her parents to keep the land preserved. She said all six family members have signed a commitment form to preserve the land. The Conservation Commission would manage the woodlands. The property would remain productive and cut wood would be used for firewood. The logging trails are all open. Frank Snow also talked about emerging forest to bring back grouse and other birds. Marla asked since the land falls under Ch16, if sold to a developer what are the tax implications? The taxes are in 10 year increments. There would be implications if developed before the close of the 10 year window. However it can be sold for conservation with tax implications. The proposal is for \$20,000 per acre and \$25,000 for parking. The total cost is \$784,000. There are no other costs involved. Parking area would be close to the road. Abutters are concerned about parking area being too close to their home. They are willing to swap some land so that does not happen. Lisa mentioned that the Crosbie purchase was \$17,000 per acre. Crosby was 38 acres. Crosby came with land cost survey and title. Lisa said that the committee takes into consideration other costs. Steve Bjourkland spoke stating it would be a good piece of land for the town to get. He stated it protects the water supply, has a good title and a good price. It is a good opportunity. Rob stated that there are 6 people to sign off on the estate. Deb said they are hoping to keep the wish of their parents. Her father had bought the first piece of land. He lost his grandson on the property and wanted to preserve for his grandson. His grandson's name was David and her father's name was Damon. They are committed to keeping the land as their parents wanted.



- 3) Ellis House Site Preservation, Janet Cornacchio, Scituate Arts Association- Janet handed out a summary on the major points of the project with accompanying photos. She summarized the points from the initial meeting with the CPC. The scope of the project is to preserve the historic fabric of the Bailey-Ellis House by controlling moisture infiltration. The project will address site drainage around the building, water entering the basement and roof drainage. The benefits of the project are improved air quality within the building and improved public access so the property can be enjoyed by the community. Site improvements will entail redirecting water away from the building foundation and preventing pooling of water near building, driveway, and parking areas. This will be done by installing a new drainage system, a rainwater recharge system, and re-grading of the driveway. In order to improve the basement there will be controlled water infiltration through the walls and floor. There will also be installed interior perimeter drains, wall vapor-barriers, and sump pump with battery backup system, dehumidifiers, and a new concrete slab. Improvements to the roof will consist of upgrading the drainage system, a weather-tight roof cladding: installing period-appropriate gutters and downspouts, and new asphalt shingle roof. The inappropriate roof drainage, inadequate site drainage, and groundwater infiltration in the basement have all contributed to the decay of the structural elements in the basement, failing exterior paint, the deterioration of clapboards and trim. The Bailey-Ellis house is a historical property and has been nominated to the National Register of Historic Places for its architectural and historical significance in the development of Scituate. The house was built in circa 1874 by a distinguished Boston merchant. The property was sold to the town in 1969. The 100 acre estate is primarily maintained as conservation land. The house and the 3.6 acres surrounding it are reserved for the Scituate Arts Association. There are also trails on the property which can be used for hiking, dog walking and horseback riding. The SAA is responsible for operating and maintaining the building. CPC has funded past projects on the property in 2008/2009, 2010/2011, and 2011/2012. The SAA has received additional grant funding for the property by the National Trust for Historic Preservation and Preservation Massachusetts. The SAA is requesting \$79,000 in CPA funds for this project. They are also applying for grants from the Massachusetts Historical Society and Massachusetts Cultural Facilities Fund. Mark Coughlin the architect for the project presented a slide show of the property. The goal is to preserve the property to its original character. They are trying to be proactive and preventative with the amount of moisture in the basement. They cannot keep the water out so they are trying to manage it by diverting away from the building. Lisa commented that they have done their due diligence in preserving the historic nature of the building. She also commended their community outreach. Lisa said she would like outreach for the trails, signage, and a program working with the Booth Hill Riding School. A copy of a girl scouts letterbox quest was handed out as an example of community outreach. Wendy from Booth Hill is interested in a watering station which will accommodate dogs and horses. The trails on the property converge. Lisa would like a formalized horse trail there. Don said he could cut down a horse path and formalize a trail. Scouts help to manage the trails. The SAA maintains the 3.6 acres and the remaining 96.4 acres Conservation is responsible, so Conservation needs to be involved. Lisa suggested having a summer equestrian and art camp. There could be a tent set up outside and it could run for two hours. The SAA



recognized Lisa's request and felt that those types of partnerships are great. Lisa said she appreciated the presentation and the video. Marla stated that their needs to be a relationship with Conservation in order to tap into the full potential of the recreational use the property can support. It is a great spot for Eagle projects as well. Lisa agreed that they need to hook up with Conservation and form a partnership. Dave agreed to connect SAA with the Recreation Department for art camps. Janet said she has tried that in the past and the Recreation Department was not interested in having a program at Ellis. Josh noted that their original request was for \$74,000 and now it is \$79,000. Janet stated they are requesting \$79,000 which leaves room for contingencies.

- 4) Tilden Multi-Use Trail, Jacqueline Carr- Jacqueline handed out a project summary. She is proposing a trail on Tilden Road. Presently there is a trail that stops at Turner Road. She states that there has been a large population growth in the area that consists of several young families with small children. Presently there is no safe passage to the harbor, ball fields, Sand Hills, and Egypt Beach for pedestrians, bikers, or strollers. She is proposing a multi-use trail which is six to eight feet wide, ADA compliant asphalt trail with a 2-3foot buffer from road with granite curbing. The trail would run from Turner Road to Beaver Dam Road. It would then continue from Beaver Dam to Stockbridge Road. There is a possible consideration for the trail to extend from the Tilden/Beaver Dam intersection up Clifton Road to the Roach Field. This may pose as a problem with the MBTA, since it would have to cross the train tracks. The MBTA would need to install rail gates and make the area handicap accessible. Also, some of the homeowners in the area have agreed to have the trail run behind the trees or stonewall on their properties. Jacqueline spoke to AL Bangert about the Country Way Trail and she was told that this project would not be eligible for federal funding. The town has already received a federal grant for the Hollet Trail. Jacqueline said she is presently looking into funding raising efforts. The nature of the project is recreation and is falls under the towns Master Open Space Plan by linking together large areas in loops. There are also eleven historic homes from Beaver Dam Road to Turner Road and the scenic nature of the road could also qualify the project under the historic category. The Recreation Department has agreed to support the project. The Scituate Little League has opposed the project unless they are given a parking lot. The project is requesting \$543,069 in CPA funds; this does not include the cost of the trail from intersection to ball field. Lisa said that there needs to be an overall funding request which would provide for funding in three stages. The committee would then be able to allocate funds for each phase the following year. The DPW would not do all the work at once. Lisa also explained that the DPW needs to support the project. CPC then votes on the project and then the project needs to be voted for at Town Meeting. Lisa said that people in the community have been looking for this type of trail in the past however the mechanisms for the trail have not panned out. Lisa said some people get intimidated and it is a huge leap that there is already ten residences that are buying into the project. She also commended Jacqueline for doing a great job on the paperwork. Marla commented that on the Country Way Trail DPW did the engineering and that she should discuss the engineering of this project with them. Jacqueline said Al is supportive on the trail running from Beaver Dam to Roach Field however



need to consult with the MBTA. Bill said he like the trail idea and that he is the Chair of the Planning Board. There is a scenic road designation which applies to the roads layout and Jacqueline said Al did not look at which side of the road the trail would run. Harvey said he supported the project. Harvey said it allows for safe passage for children and the elderly. There are 70 plus children in the area presently that attend Wampatuck School. These children cannot safely walk to school or ride their bikes. Lisa felt that in order to sell the project to the town it is important to be able to show the project in its entirety. Therefore Jacqueline needs to meet with Al to discuss linking all the streets and getting an MBTA contact to call. Lisa agreed to have a conversation with the Scituate Little League folks. Steve stated that they just want a parking lot. Mark Sandham said there were 90 year old water pipes which were replaced 4 years ago. Jacqueline mentioned that there are also two 50ft sections of dislocated sidewalk in the area. There should have been sidewalks all the way to the Wampatuck School. CPC cannot designate money for sidewalks. Lisa said that it is an important project however Jacqueline needs to come up with concrete figures for having the project done in three phases. Lisa advised Jacqueline that the committee will discuss the expenses for the project and will then vote.

- New Business: The meeting scheduled for January 21 will be rescheduled to January 22. The meeting on February 10<sup>th</sup> will be held at GAR Hall and there will be a consensus vote taken on the O.O.B Display and Parking project taken. Committee liaisons will plan to present to Planning Board. On January 14<sup>th</sup> at 10:30 the Coalition celebration will take place at the State House in Boston, all are invited to attend. Lisa asked that committee members please remember to lobby for next years \$25million. Each committee member needs to log into the Coalition's website for the link. Based on surplus of funds this year CPC is receiving double the amount of funding from the state, the figure is approximately \$628,000.
- Adjourn 9:25 pm. Motion by Rob McCarry. Second by Stephen Coulter. All in favor.

Priscilla Grable  
Assistant