



CPC MEETING MINUTES
February 10, 2014
GAR Hall, Country Way, Scituate

Members Present: Mrs. Lisa Halbower-Fenton, Chair, Mr. Joshua McKain, Mr. Stephen Coulter, Mrs. Marla Minier, Mr. Bill Limbacher, Mr. Rob McCarry, Mr. Frank Snow

Other Present: Cynde Robbins, Dan Monger, Will Monger, Jayne Medwid, Maura Glancy Co Director of Scituate Recreation Department, Alison Monger, Dan Monger Jr., Paul Shea, Joseph Downing, Peter Kelly-Detwiler, Lynda Steverman, Cheryl Haskill, Joseph Blanchette, Josy Renzi, Brody Fugere, Gabinelle Fugere, Michael Monaco, Colin Young, James Young, RJ Brodeur, Stephen Littke, Joseph Gratta, Brandon McIntosh, Dylan Herschfield, Bobby DePesa Co-owner of Technical Skateshop, Olin May, Dom D'Arcangelo, Penny Scott-Pipes, Sarah Grady Ecologist North and South River Watershed

- Call to order 6:30 pm. Motion made by Lisa Halbower-Fenton. Second Marla Minier. All in Favor.
- Acceptance of Agenda. Motion was made by Josh McKain. Second Marla Minier. All in favor.
- Acceptance of Minutes. Motion was made by Marla Minier. Second Josh McKain. All in favor.
- Administrative Update: The Lind property has closed. The Litchfield property is in the process of closing. Based on the current project list, CPA funds being requested for this fiscal year can be allocated from this year's \$1,680,000 contribution without dipping into the General Fund. Lisa will be meeting with Nancy Holt the new Town Accountant. This meeting will address the creation of a more accurate CPC balance sheet. The new balance sheet will reflect specific numbers in the General Fund. Since John Bulman has been committee Chair, there have been three to four different accountants each with different reporting methods. The General Fund is approximately three million dollars which does not include this year's contribution. Lisa said there is money for a "rainy day fund".
- Old Business: Cynde Robbins presented to the committee a handout which depicted land values from properties which were recently sold in the town. She believed this would help give the committee a perspective on current land prices per acre. Lisa stated that this would be very helpful when considering the funding for the Damon Memorial Preserve project. Cynde also mentioned that the sellers of the Preserve land are getting pressure to sell at a competitive market value. They have been approached by other interested land buyers.
- Presentations:
 - 1) O.O.B Display and Parking- Pam Martell was away and Dave Ball did not show for the meeting. Lisa felt uncomfortable voting for the project without a specific rendering of the



project, especially since the project is part of a private piece of property. Lisa would like to see visuals of the proposed signage, parking area, and traffic flow plan, not just the renovation of the L. Lisa stated, "We have asked the Historical Society for a conceptual plan at the last meeting and at that time they did not have them. They were on the schedule for tonight's meeting to present the visuals." Frank Snow called Dave Ball on his cellphone to inquire about his whereabouts. Dave decided to withdraw the O.O.B project for this year. He felt it was a good project and the planning for it should not be rushed. The Historical Society will just pursue the funding of the Mossing Shed Transfer project.

- 2) Mordecai Lincoln Mill- Penny Scott Pipes presented a brief history of the site to the committee. She stated that the project will lead to the restoration of Hunter's Pond and the herring habitat. Two years ago the Historical Society wanted to purchase the mill because it has significant historical value for the town. At that time a grant was applied for from the Gulf of Maine Council in order to solve the issues relating to the dam and the pond. It was determined that the cheapest way to solve the issues is to remove the dam. The mill is in need of preservation. The culvert that runs under it is causing rot from the moisture. A sleeve needs to be placed under the mill structure in order to prohibit further destruction by the water. This sleeve would be put in place at the time of the dam's removal. The Ladd's who are the owners of the property are willing to sell off a small piece of land with the mill in order to provide for parking and a picnic area. The cost of the project also includes a plaque depicting the history of the mill. Another important aspect of the project is the restoration of the herring population. The removal of the mill would allow the herring in Pond Brook to swim upstream to spawn in Lily's Pond. This used to be the natural progression for the herring in the area before the dam. The herring count is down and by providing a way for them to spawn up stream; the hope is that this will increase the count. Mr. Shea stated that the goal is to bring the habitat back to its original agrarian state and create a "river run" environment. A grant has been applied for on January 31st to help fund the removal of the dam; however the town needs to fund the \$100,000 for the mill. Paul Shea spoke saying that the first grant from the Gulf of Maine Council was for \$300,000 and \$45,000 of this money will fund a study on the best and safest way to remove the dam. They are also looking for funding from the US Department of the Interior National Fish and Wildlife Fund for the Hunter Pond project in which \$55,000 will come from the federal government. The project is historical and environmental in nature. Lisa stated that she spoke with the Coalition about this project. Stuart Saginor from the Coalition said there is a lot of interest in the Mordecai Lincoln property. He felt that it would be a significant historical property for the town to acquire. The mill and area is part of Scituate's rich culture. The issue is that CPA funds cannot be used for habitat restoration of land not purchased with CP funds. CP funds can be used to acquire the property and then be used to preserve the mill and property associated with the mill. The funds cannot be used to only remove the dam. Acquiring the land is paramount to the mill & pond restoration request for this project. Lisa stated that if the CPC was to acquire the mill, the Historical Society or Historic Commission would need to be responsible for the management of the building and site. Her personal opinion was that in order to support the project she would need to know that they are on board with that responsibility. The Mordecai Lincoln Mill is an important historical site in the town. Frank asked who would own the land in the middle of the pond once the pond is drained. This land now sits under water and is presently owned by the Commonwealth of Massachusetts. Sarah Grady, Ecologist for the North and South River Watershed Association said that after the pond drains the land will be considered uplands. Lisa



mentioned that CPC could purchase the property and there could be an easement placed on it in order to access. Mr. Shea said that presently they are also waiting to hear on a grant from a Hurricane Sandy Fund which was created for improving coastal habitats as well. Sarah mentioned that theoretically CPA funds help to level the federal funding requests. Marla asked Penny if her initial project proposal from a few years ago was for the purchase of the whole Mordecai estate or just the mill site. Penny said that it was for the purchase of the entire estate. The proposal fell apart because the Ladd family did not want people walking by the front of their home. There was also a debate over who had rightful ownership of dam. The state determined that the dam and mill were clearly owned by the Ladd family. The dam and the mill are now becoming a liability for the family and they need to address the issues associated with it. They are now interested in selling the mill and the removal of the dam. Lisa said that an agreement can be worked out for the purchase of the mill however there needs to be a meeting with Dave Ball and Doug Smith. Lisa said "we do not want to lose the building however if the CPC buys the mill it will need to go under the wing of the Historical Society." Penny said that project holds great value for the town. Bill asked about the structural shape of the mill and he was told there is a lot of rot that needs to be addressed. If the dam comes down, the roadway will not be impacted. The road would need to be repaired using stronger material though. Frank said that the Conservation Commission would like to see this happen. There is no detrimental result from removing the dam, if anything it will help to sustain a dwindling herring population. The dam is a liability to the environment and it needs to be addressed. The Conservation Commission would support this project. Penny mentioned that the neighbors that live on Hunter's Pond are all in support of the dam's removal. The committee agreed to hold the vote for the project pending a conversation with the Historical Society.

- 3) Skate Park Renovation- This project was presented by Dan Monger. The town Skate Park is in a state of disrepair and it is unsafe for the town youth who use it. The work that is needed to improve the park requires more than patch work. The application is requesting CPA funds for the design and construction of a new park. Mr. Monger showed the committee pictures of park depicting all the safety issues. He and the town's Recreation Department believe that the only solution is to demolish the existing park and build a new one. Mr. Monger believes it to be a Scituate landmark. Officer Dom gave a brief history of the park. He mentioned that it was built in 1991 and it was the first skate park in New England. The park was built and maintained by private funding and donations. The park is utilized by skaters of all ages. Mr. Monger stated that the park is like a community center for kids and is utilized all year round. Skateboarding nationally is the third most popular sport among teenagers. The size of the new park would be 13,400 sq. ft. in total which is 2,400 sq. ft. larger than the existing park. The design of the new park would include input from the community. Once the design process of the park is done the construction phase will be quick and all of the components will be transportable. The school study may factor into the timing of the project. The estimated cost for the project is \$406,113.70 which is based on a price of \$36 per sq. ft. The cost includes the demolition of the old park. The size of the new park was based on future usage. They are planning to do fundraising for the project as well. Jayne Medwid has committed to match the first \$10,000 for she would like son to be remembered by the Skate Park. Lisa commented that the presentation was well done and that it was a great project however she was concerned about the timing and site issues associated with the project. The site is in question because of the school study and the possible relocation of the school. Lisa mentioned that as steward to CPA funds she cannot overlook the fact that this will add to the Recreation Department's current CPA funding



allocation of approximately 1.4M. She feels that the funding should be used on projects that are “shovel ready.” The vote for the Gates Project will not be until fall of this year and be placed on a ballot for a public vote around December-January timing. The committee looks to support projects which can be executed in the following fiscal year. Lisa mentioned the funds from other Recreation projects could be shifted in order to accommodate the design phase of the Skate Park project. She is concerned about adding an additional \$400,000 to the Recreation budget on a project for which construction could be delayed. The bulk of the Recreation projects are designated for the high school site and there has not been a determination made as to an alternative site. CPA funds need to be used within a three year period. The site is an important aspect of the project and the earliest a decision will be made on the high school is June 12th-July 30th. Marla suggested supporting the \$30,000 proposed cost for the design, then renew the application to cover the construction phase next year when the site has been determined. Jennifer Vitelli Co Director of Scituate Recreation Department asked if it would make a difference if the application was rewritten to say site dependent. Rob asked why wait to find out the fate of the high school, could the application state that funds will be appropriated after the fate of the high school is determined or an alternate site found. Mr. Monger stated that the skate park is portable so the site should not affect the decision for support. Lisa stated that as Chair her issue for supporting the project is the timing issue and that funding needs to be allocated where the need is and the project could be funded in phases. Frank felt that the project is viable however the reality is that the construction process will be a lot longer than Mr. Monger anticipates and at this point the site of the project is unknown. He also said that folks typically come to CPC with a dollar amount already raised by fundraising efforts. Bill felt that it does not make a difference whether the \$400,000 is in the Recreation or General Fund. The Recreation category maybe “front end loaded” which CPC created he said. Mr. Monger argued that there is only one Skate Park and he felt strongly the funding needed to be counted in the budget. Lisa believed it was an important project there just needs to be a more decisive plan for it. Rob felt that as the high school project goes through the process of design and construction there would be a cost savings by integrating the projects together. In order to do that the funding for the Skate Park needs to be in place. Rob felt that forty to fifty thousand dollars could be saved just by combining demolition cost. Frank said that it has not been decided that everything would be on one site. Officer Dom agreed that Frank was being a realist. Everyone was in agreement that it was a worthwhile and needed project. People however were conflicted over the timing of the funding and the site location. The project does have the full support of the Recreation Department. Lisa asked that Mr. Monger speak to the Board of Selectmen on plans for the site and ask if there are any contingencies for where the Skate Park will be. Frank said that if the town does not do an override the construction could be pushed out almost three years. Mr. Monger was concerned that no funding meant no support and how that decision would impact all the young people that took the time to come to this meeting to support the project. Josh agreed that it would be best to have the funds voted for because the CPC vote can be used as leverage with discussions in front of the Advisory Committee and Board of Selectmen. Good arguments were made for funding the Skate Park now to create a pool of Recreation Department funding to be used to design and build a comprehensive recreation complex as soon as the school renovation decisions were finalized.

- Discussion: The O.O.B. Display and Parking project has been withdrawn. The mill project has great historical significance for the town however need to get an agreement from the Historical Society to maintain it. The CPC Coalition has been interested in the mill project because of its historical significance



as well for some time. Bill agreed that the town does not want to lose the mill/barn structure however he felt he wanted more information about the project. Bill questioned if the funding of \$375,000 for the Tilden Multi-Use Trail included the permitting for phase two.

- Vote:

- 1) **Damon Memorial Preserve**- Open Space category. Applicant, Maxwell Trust is requesting \$784,000 in CPA funds. The cost per acre is approximately \$20,000. The \$784,000 includes the cost of the parking area for \$25,000 and legal fees. There is an available survey however additional surveys are inclusive of the cost. Lisa Halbower-Fenton made a Motion to fund the Damon Memorial Preserve for the maximum price of \$784,000 which includes additional surveys if necessary and legal fees. Second Frank Snow. VOTE: 7-0. All in favor.
- 2) **Bailey-Ellis House Site Preservation**- Historical category. Applicant, Scituate Art Association, Janet Cornacchio is requesting \$79,000 in CPA funds. The funds are for moisture control as well as building and site drainage in order to preserve the historical building. Rob McCarry made a Motion to fund \$79,000 for the preservation of the Ellis House and site. Second Marla Minier. VOTE: 5-0 and 2 Abstain.
- 3) **Mordecai Lincoln Mill**-Historical category. Applicant, Penny Scott-Pipes is requesting \$100,000 in CPA funds for the purchase of the historical mill and a small piece of property for a parking and picnic area. Stephen Coulter made a Motion to approve the project for \$100,000 contingent on the Historical Society or Commission assuming responsibility of the building and site and also contingent on grant funding for the removal of the dam. Second Josh McKain. VOTE: 6-1
- 4) **Mossing Shed Transfer**- Historical category. Applicant, Dave Ball Historical Society is requesting \$18,530 in CPA funds. The funding is for the moving of the Mossing Shed to the Mossing Museum on the Driftway. Bill Limbacher made a Motion to appropriate \$18,530 of CPA funds for the transfer of the Mossing Shed. Second Marla. VOTE: 7-0. All in favor.
- 5) **Skate Park Renovation**- Recreation category. Applicant, Chris Roberts Scituate Recreation Department is requesting \$406,114 in CPA funds. The funds will be used for the design and construction of a new skate park. Bill Limbacher made a Motion to fund \$406,114 for renovation and construction of a new skate park. Second by Rob McCarry. VOTE: 5-1 and 1 Abstain.
- 6) **Tilden Multi-Use Trail**- Recreation category. Applicant, Jacquelin Carr Comerford is requesting \$375,000 in CPA funds. The funds are for phase one of a multi-use trail that runs from Beaver Dam Road on Tilden Road to Turner Road. The trail falls in line with the towns Master Plan and will provide a safe means for pedestrians and bicycles to travel on Tilden Road. Bill Limbacher makes a Motion to fund \$375,000 for phase one of the Tilden Multi-Use Trail. Second Rob McCarry. VOTE: 7-0. All in Favor.

- New Business: Project write ups for the Town Warrant were assigned as follows:

- 1) Damon Memorial Preserve- Lisa Halbower-Fenton
- 2) Ellis House Site Preservation- Camille Wells

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- 3) Mossing Shed Transfer- Stephen Coulter and Harvey Gates
- 4) Skate Park- Rob Mccarry and Dave Smith
- 5) Tilden Multi-Use Trail- Josh McKain and Bill Limbacher
- 6) Mordecai Lincoln Mill- Harvey Gates

Lisa will email examples of write ups to the committee. The write ups should highlight the projects and explain how the project fits the Coalition's guidelines for CPA funding. The write ups should also include any special stipulations or directions which pertain to the project. Lisa will need these write ups as soon as possible or no later than Friday February 21st.

The meeting with the Advisory Committee is scheduled on February 27th, 7 pm in the Library basement. Lisa asked that all members try to attend the meeting.

The next CPC meeting is scheduled for Monday March 10th, 7 pm at GAR Hall. It has not been determined at this time if there will be a need for this meeting. Lisa will inform the committee shortly.

- Adjourn 10:30 pm. Motion by Bill Limbacher. Second by Rob McCarry. All in favor.

Priscilla Grable
Assistant