



CPC MEETING MINUTES  
May 12, 2014  
GAR Hall, Country Way, Scituate

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

Other Present: Cynde Robbins, Jen Geoghegan, Val Baker, Thomas Bauer

- Call to order 7:05 pm. Motion made by Lisa Halbower-Fenton. Second Rob Mcarry. All in favor.
- Acceptance of Agenda. Motion was made by Marla Minier with location changes. Second Rob McCarry. All in favor.
- Acceptance of Minutes. Motion was made by Rob McCarry. Second Harvey Gates. All in favor.
- Vinal Path Eligibility Application Discussion: Jen Geoghegan and Val baker presented their application of Eligibility for a trail on Vinal Avenue. Jen and Val are both members of the Jenkins School Council. One of the cultural goals established by the Council is to address safety issues for children walking to school. The walk for students from First Parish Road and Vinal Avenue present relative safety concerns. There is no safe path to access along these routes. The town had placed the Carrie Litchfield crosswalk in the area to alleviate some of the issue. Jen's son however was hit in the crosswalk on his way to school. Val and Jen have had several discussions with the Traffic Rules & Regs Committee concerning the subject. They have asked for signage however additional signs do not always represent the best solution. Val and Jen felt that for the families whose children travel along Common Street to Stockbridge to Vinal do not have a safe means for getting to the Jenkins School. The School Council believes a pathway would be the safest solution to the problem at a TRR meeting, Jen had heard about the Tilden Multi-Use Trail being proposed and funded by CPA funds. This gave her the idea to create a similar trail in this area. The trail would provide access to the school, fields, basketball courts and Peggotty Beach. Val and Jen have reached out to the neighbors on Vinal Avenue. They surveyed them asking if they would support a trail in the area. There were fifteen residences surveyed and they received only one no. The no was because the resident did not want people to have a view into her home. Val and Jen also met with Kevin Cafferty and Shawn McCarthy in the DPW. They were in agreement with a trail project on Vinal Avenue. Kevin provided a preliminary cost estimate for the project. Val and Jen are on the agenda to present the trail concept to the School Committee on May 19<sup>th</sup>. Rob said they should also present the project to the Recreation Department and the Planning Board. Lisa asked about the current placement of the telephone poles along the street. Val said that they zigzag. Harvey asked if there was a sidewalk. There is no sidewalk. There is a sidewalk by the front door of the school. There are 650 children that attend the



Jenkins School. The buses arrival pick up and drop off is on the Vinal Avenue side of the road. The Vinal Avenue road is very narrow. Marla asked if the trail would connect to the other connectors around town. Jen said it would connect with Kent Street and the sidewalk paths on Stockbridge. This area will also be significantly impacted by the Burse Lane 40B housing project which is presently being constructed. The project consists of 71 units. Jen said that she had checked with the Jenkins School Directory and presently there are sixty children that walk to school along Vinal Avenue. Lisa suggested that when Jen and Val speak to Kevin again at the DPW to find out what their timeline is for all of the present trail projects they have on their schedule. Kevin told Marla that the Country Way Trail will not be starting until next year and that project was voted on in 2012/2013 fiscal year. Lisa also told Jen and Val that it would be great if they could get a specific target time from Kevin. Lisa said that the changes to the intersection on Jericho Road and Beaver Dam will not be taking place. Lisa stated that the timing of projects affects CPC finances. She also noted that the length of Vinal Avenue is a quarter of a mile and 1600 feet wide. The estimated cost for the project given by Kevin is \$450,000. That cost estimate does not seem to be in line with the length and width of the trail. The Country Way Trail and the Tilden Multi-Use Trail are significantly longer and are budgeted slightly higher than \$450,000. Jen said that Kevin took the plans from Stockbridge Street to the school and added 10%. Lisa advised that on the application for funding which is due by November 1, 2014 that the budget for the project needs to be realistic. Rob asked which side of the street would the trail be on and he was answered the right. Jen commented that three residents were concerned about the trees on the left side of the street. They do not want to see the trees come down. Bill made a Motion that the Vinal Avenue trail fits the CPC guidelines and to accept the application for Eligibility. Second Harvey. All were in favor. Lisa stated that they still need to fill out a formal application and apply for CPA funds by November 1. The formal application is on line. This gives Val and Jen plenty of time to gain support from other committees in town. Marla & Harvey commented that it is shocking that a trail was not already there. Bill said it was supposed to be built when the school was rebuilt. Val said that there is still the need for signage in the area as well. Many people are not aware that there is a school on Vinal Avenue.

- Recap Town Meeting: Lisa updated the committee on the April Town Meeting. She stated that they were able to pass all of the projects. There was dialogue on the Tilden Multi-Use Trail and the Damon Property. The conversation posed on the Damon Property was the result of bad communication. The discussion spiraled downward. Lisa said this was the first meeting in which from the community's perspective, there was an attempt to pit one Community Preservation category against another. John Danehey argued from the podium that he voted against the open space acquisition because the sellers refused to allow a portion of it to be developed for ball fields. No one from the Rec Dept. spoke up to voice the support that they voted for the Damon project. Lisa had asked for the Rec Dept to acknowledge their 5 year project priority plan and their ability to re-prioritize their expenditures if they agreed with Danehey's urgency for ball fields and that urgency had changed since they developed their 5 year plan. Lisa felt that pitting Rec against Open Space was bad for CPC's reputation. John Danehey said a ball field was his stipulation for the purchase of the Damon Memorial Preserve. In the future there needs to be more BOS involvement at CPC meetings if issues/ groups are opposed to a proposed project. We shouldn't be having such discussions between boards on the town mtg floor. Prior to Town Meeting Recreation Dept did not discuss the placement of athletic fields on the Damon property. Lisa felt the discussion was out of hand at Town Meeting. Rob said that it was not a Recreation issue but a Board of



Selectmen issue. Rob said Recreation's issue was with not being presented with the Damon Project. Dave and Rob knew the owners did not want fields on the property and that their intent was for land preservation. Rob said Recreation could not support the project because they knew nothing about it. Rob said Recreation never received the project. Lisa said that during the March 10<sup>th</sup> CPC meeting with the Board of Selectmen which Chris Roberts attended, there was an overview of the Damon project and the owner's refusal for fields. Chris said at that time that Recreation did not expect fields for the Damon property. He said that Recreation was reprioritizing their goals and addressing the issue of fields. Lisa said it was not acceptable holding Open Space hostage at Town Meeting. Harvey said the property owner has the right to dictate property usage. Rob said it was not a Recreation issue and did not have an issue with Damon until John opened it up. Lisa asked that all conflicts be diffused prior to going to the Town Meeting. Lisa felt it was not a positive way for CPC to work and Rob agreed. Rob said that Recreation did not want to be on the spot and the conflict was not Recreation's doing. Lisa asked if the Recreation 5 year priority list is still valid. Rob said yes. Rob also commented that land, ball fields and lack of land can cause a crisis as demand for these increases. This is a town issue not just a Recreation issue. Many Recreation decisions are still held up until a decision is made on the Middle School. This decision will not be made until the end of June. Lisa said that she is contacting Maura Glancy so that she and Frank could be placed on their meeting agenda. Frank will be able to present options for fields. Steve asked if there were any Open space projects in the pipeline. Cynde Robbins replied not right now. The Town Meeting was very long.

- Affordable Housing Recap: Steve Coulter presented to the Committee an overview of the first meeting with the neighbors on the Driftway affordable Housing project. Forty people showed up for the meeting. There was a discussion on the zoning and the options available within the current zoning bylaws. Other topics discussed were what the project will entail; rental vs sales, target audience either 55 and older or senior housing, and change in existing land features. The purpose of the meeting was to allow the neighbors too be part of the process and address their concerns. The goal is to make a workable alternative for affordable housing and one which will fit into the landscape. Joe Armstrong did a great job as moderator of the group discussion. There was a walk through on the property conducted as well. The neighbors wanted to keep the hill and the farm. They did not want just an open park. The property was given to the Affordable Housing Authority in 1993 with the intent to build affordable units on it. And that is still the plan. Joe Armstrong presented different renderings of the project. The units will not be seen from the road. There will be a maximum of 30 units constructed on the site but could be much less. Each unit will be either one or two stories high. Joe plans to continue to have open communication with the neighbors. There will be other meetings with them as the process moves forward. Lisa asked if the wind turbine had an impact on the project. Presently the wind study has been found to be an inadequate measure of the turbines impact. Bill said that a special permit was issued based on state law for the turbine. There are still questions being proposed in town as to whether or not the turbine will stay. Mr. Thomas Bauer asked a question about affordable housing. He is interested in the proposed mixed use building project which is sited on the Greenbush parking lot. The lot is owned by the MBTA and they are looking to sell it back to the town. It was enveloped into Article 19 at the April Annual Town Meeting. Mr. Bauer was contemplating pursuing an affordable housing project with in the mixed use building. He was of the understanding that the project requires some affordable housing units. He wanted information on the how CPC funds affordable housing projects. Mr. Bauer said that Priscilla

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explained the CPC application process to him prior to the start of the meeting. At this point in time he had no further questions to ask the committee.

- Old Business: Cynde Robbins commented that there was no formal decision made for a grant on the Damon Property. Attorney Kathleen O'Donnell can start the proceedings for the purchase of the property which can take place after July first.
- New Business: Lisa will advise as to whether or not there will be a June meeting.
- Adjourn 7:45 pm. Motion was made by Marla Minier. Second Robert McCarry. All in favor

Priscilla Grable  
Assistant