

**Town of Marshfield  
Community Preservation Committee  
Open Meeting Minutes --- October 10, 2023  
ZOOM MEETING**

**Members Present:** Kevin Cantwell - Chair, Denis Kelleher – Vice Chair, Mike Bilas, Bert O’Donnell, Kerry Richardson, Cecilia Delgadillo-Calbimonte, Stephen Merrick, Michael Devlin-Horne

**Guests:** Susan Caron, Mike Dimeo, Carol Hamilton, George Skidmore, Sheila Gagnon, Donnie McAleer, David Qualter, Larry Sweeney, Bill Finn, Chris DeOrsay, Molly DeOrsay, Steve Robbins, Bill Kerrigan, Rev. Andrew Ponder Williams, Tom Whalen, Craig Jameson, Stephen Burns

**Call to Order:** MOTION: K Cantwell made a motion to open the meeting at 7:06 pm. M Bilas seconded. Roll Call: C Delgadillo-Calbimonte - yes, S Merrick – yes, B O’Donnell – yes, D Kelleher – yes, M Bilas – yes, K Richardson – yes, M Devlin-Horne - yes, K Cantwell – yes.

**Open Space Acquisition:** Susan Caron is looking for CPC funds in the amount of \$210,000 to purchase 2160 Ocean Street for the purpose of expanding the neighboring South River Park, creating an ADA walkway to the river, improving the ecological habitat, and increasing the open space in a congested commercial area.

- D Kelleher: Will Susan or another qualified individual be available to present at ATM? S Caron answered that she would be there as well as a representative from The Vertex Companies.
- Tom Whalen: Has a 21E been done on the soil? S Caron said yes, there is no reportable contamination. The coal ash present will be covered by a membrane and top soil.

MOTION: M Bilas made a motion to recommend to Fall Town Meeting the approval to purchase 2160 Ocean Street from CPC funds in the amount of **\$210,000**. B O’Donnell seconded. Motion approved 8-0 by Roll Call Vote: C Delgadillo-Calbimonte – yes, S Merrick – yes, B O’Donnell – yes, D Kelleher – yes, M Devlin-Horne – yes, K Richardson – yes, M Bilas – yes, K Cantwell – yes.

**APPLICATIONS for FY25**

**Revolutionary War Veteran Memorial:** Tom Whalen is requesting \$123,660 from CPC funds for the installation of a 12’ tall granite obelisk with a 6 ft. square base and weighing 18,000 lbs. engraved with names of approximately 185 Marshfield residents that served the War to be placed on the lawn in front of Town Hall.

- K Richardson inquired if any surrounding towns had similar monuments. T Whalen said they did not. K Richardson wondered if increased paving and landscape would help attract viewers.
- Delgadillo-Calbimonte said there is a similar monument in Lexington that is enclosed with a fence; would they do the same? T Whalen said he would prefer not to have a fence.

- B O'Donnell disclosed that he is on the committee for this project. They want to be sure to have a respectful memorial.

**Senior Center Enhancements:** Carol Hamilton would like to add features improving the use of the outdoor recreational facilities at the Senior Center - \$496,000. At the pickle ball courts, they are requesting lighting, a practice board, shaded areas, wind screens, and a better court surface. The youth baseball seating area is warping and unsafe, and shade structures in the dugouts are needed. A second bocce court would allow tournament play. A pet pick up station, a small putting green, planters and benches are also requested.

- K Cantwell didn't like the idea of ripping out 2 year old courts. C Hamilton said they have some damage and the post tension concrete would be better play and last longer. K Cantwell inquired about the requested rope fence. C Hamilton said it was a safety issue as drivers come close to players near the parking lot.

- D Kelleher inquired about court sign ups and permitting; are fees collected? He also made mention that the Rec. Dept. should be consulted on any work done at the baseball fields. C Hamilton said they do not collect fees. Outside of an event, the courts are open for free play. They share availability through the newsletter, Team Reach, and both the Senior Center and Town websites.

- M Bilas questioned if the lighting would be over the pickle ball courts exclusively. C Hamilton said they would surround the entire recreation area.

- T Whalen asked for an explanation for \$30,000 for a putting green. C Hamilton plans for it to be artificial turf with a cobblestone border.

**Ridge Rd Ramp:** Mike Dimeo needs funds of \$669,630 for capital improvements at Ridge Rd Boat Ramp. The deteriorated asphalt ramp would be regraded and replaced with concrete; a new floating dock installed on the southern portion; a wooden guard rail and shrubbery.

- B O'Donnell asked if any parking spots would need to be eliminated. M Dimeo said possibly one.

- D Kelleher asked if the ramp was used for any commercial purposes. M Dimeo answered that it was used by a couple fishermen and both police and fire.

- Bill Finn, David Qualter, and Bill Kerrigan commented that they are in support of this project. The existing conditions are all but unusable at low tide and a serious safety concern for vehicles and boaters. There has been a considerable increase in paddle board and kayak traffic, this improvement would benefit many.

- K Richardson wondered if a step down kayak launch could be added to the dock. M Dimeo will keep it in mind.

**Damon's Point Docks:** M Dimeo has applied for funding at Damon's Point for (3) 20' docks - \$60,900. The existing docks are from a Scituate surplus, and overextended their life. These floats are used by mooring holders, passive recreationalists, recreational shell fishermen, 4 commercial fisherman, and Police and Fire.

- K Richardson proposed that a step down kayak launch could be at this location as well.

**North Community Church Parish:** George Skidmore introduced himself as the applicant and deferred to building and grounds committee member, Chris DeOrsay for the narrative. C

DeOrsay explained the need for historic restoration of the former Clift Rodgers Library in the amount of \$821,400. This is to include replacement of rotting wood trim with historically replicated AZEK boards, gutters, a pediment, and new energy efficient windows. The Parish is available for the whole community, hosting many AA meetings, Girl Scout troops, theater arts, and other organizations in Town.

- M Devlin-Horne asked how renting of the building operates. Molly DeOrsay said through contacting the church office. There is a member and nonmember rate for private functions, but no restrictions. Some exceptions are not charged a fee. In the past there have been community dinners and other events open to all.

- D Kelleher asked if anyone has been denied usage due to religious beliefs. M DeOrsay said no.

- K Richardson wondered how long the building could function if not funded. C DeOrsay said the deterioration would be greatly apparent within 3-5 years. The Historical Commission is scheduled to tour the building on October 21<sup>st</sup>. K Richardson would like the Historical Commission to be questioned as to the priority ranking of this property.

- B O'Donnell mentioned that the question is whether the CPC can fund a religiously affiliated building. The fact that it did not start out as a religious building, but was acquired at a later date could make the difference.

- M Bilas asked if Sunday school lessons were held in the Parish. M DeOrsay replied that Bible study is held remote. Sunday school has been held in the added wing on the back of the Parish, and that portion of the building is not within the funding request.

- Reverend Andrew Williams commented that the Parish is used as a community center, inclusive to all, as was intended when the building was first built by Clift Rodgers in 1897.

**Other Applications:** To be discussed another time

Ballfields \$100,000

Winslow House Doors \$13,500

Garretson Barn Roof \$35,000-\$100,000

G.A.R. Hall III \$100,000

DW Estate Chimneys \$46,260

Skate Park Wall \$160,000

Historic Restoration Items – RETRACTED

K Cantwell said that Cindy Castro has retracted the Historic Restoration application.

K Cantwell asked the Board if they were willing to accept the Skate Park application, although it was incomplete as of the deadline it is complete to date.

- D Kelleher explained that there is a safety issue at the park because a car drove into the wall.

- K Richardson asked if a precedent would be set if allowed incomplete.

- M Bilas said the bylaws are vague on what is considered a complete application.

**MOTION:** K Richardson made a motion to accept the application as amended. S Merrick seconded. Motion passed 8-0 by Roll Call Vote: B O'Donnell – yes, D Kelleher – yes, K Richardson – yes, M Devlin-Horne – yes, C Delgadillo-Calbimonte, S Merrick – yes, M Bilas – yes, K Cantwell – yes.

**Minutes Review:** MOTION: K Cantwell made a motion to approve the meeting minutes of September 13, 2023 as drafted. K Richardson seconded. Motion approved 8-0 by Roll Call Vote: C Delgadillo-Calbimonte – yes, B O’Donnell – yes, D Kelleher – yes, M Bilas – yes, M Devlin-Horne – yes, K Richardson – yes, S Merrick – yes, K Cantwell – yes.

**Next Meeting:** November 8, 2023 at 7:00 pm. Location to be determined.

**Adjourn:** M Bilas made a MOTION to adjourn the meeting at 9:12 pm. D Kelleher seconded. Motion passed 8-0 by Roll Call Vote: B O’Donnell – yes, D Kelleher – yes, K Richardson – yes, M Devlin-Horne – yes, C Delgadillo-Calbimonte – yes, S Merrick – yes, M Bilas – yes, K Cantwell – yes.

Respectfully submitted,

Tracy Pomella  
CPC Administrative Assistant

Minutes approved November 8, 2023