

**Town of Marshfield  
Community Preservation Committee  
Executive Session Minutes --- May 10, 2023  
ZOOM Meeting**

**CPC Members in Attendance:** Kevin Cantwell, Denis Kelleher, Bert O'Donnell, Michele Campion, Mike Bilas, Stephen Merrick.

**Guests in attendance:** Susan Caron, Michael Maresco, Genevieve Reynolds, Craig Hannafin, Pam Harght, Bill Finn.

Executive Session began at 7:22 pm.

2160 Ocean Street: Susan Caron approached the Board with the opportunity to purchase a .48 acre lot with 100' of river frontage that abuts South River Park. (G08-05-02) Expanding the park would improve the access and view of the South River, a National Natural Landmark. No additional parking is required. The existing walking path can extend to the property and continue ADA paths with river views and seating. Eastern Box Turtle habitat will be preserved as well as 3 endangered vascular plants. Maintenance will be a cooperative effort of the DPW, Trustees of the Veterans Memorial Park and Friends of the South River Park and Greenway. Trail maintenance and signage will be provided by the Recreational Trails Committee.

- Town Administrator, Michael Maresco said he has been negotiating with the land owner and hopes to present this for article at FTM. Vertex Environmental Studies Report show low levels of soil contamination. The plan would be to cover the soil with a membrane and 1-3 feet of loam fill.

- Genevieve Reynolds, Vertex Technical Director, explained that the history of the land being in proximity to gas stations and being a prior DPW repair facility warranted a soil and water study. The soil study showed a not state reportable level of coal ash like substance. There was no impact on the water. Laying a membrane and more soil would be cautious.

- D Kelleher asked if the walking trail could continue behind the gas station, leading to Veteran's Memorial Park. S Caron said they hope to eventually, if the land owner is amenable to an easement.

The assessed value of the land is \$364,100. However, the CPC can only purchase land at the appraised value: \$225,000. A soil management plan will cost \$153,000, bringing the final offer down to \$72,000. An additional \$10,000 will cover closing costs and amend the Park's existing conservation restriction to include this parcel.

- S Caron clarified that the CPC request is for the land purchase. They will be applying for other grants for the park construction.

- K Cantwell thought it might make sense to increase the fund request to allow for preliminary design of the project.

- S Caron offered a site visit to anyone interested. She will drop off maps and photos to the CPC office.

**Adjourn:** MOTION: M Champion made a motion to adjourn the executive session at 7:50 pm. B O'Donnell seconded. Roll Call Vote: M Champion – yes, D Kelleher – yes, S Merrick – yes, B O'Donnell – yes, M Bilas – yes, K Cantwell – yes.

Respectfully submitted,

Tracy Pomella  
CPC Administrative Assistant

Minutes approved June 10, 2023