

Approved 11/12/2015

Marshfield Community Preservation Committee

Open Meeting Minutes

October 14, 2015

CPC Members in Attendance: Tim Russo, Tom Whalen, Kevin Cantwell, Mike Bilas, Michele Campion, Kerry Richardson, Bert O'Donnell. Absent: Mike Baird.

Others in Attendance: Don MacAleer, Christopher Calos, Linda Cincotti, Phil Cincotti, Paul Sullivan, Karen O'Donnell, Vicki McPherson, Matt McDonough, Jim Curran, Carol Hamilton, Brian Murphy, Brad Parsons, BL Companies.

MOTION: Tim Russo made a motion to open the meeting at 7:01 p.m. Second by Tom Whalen.

MOTION: Mike Bilas made a motion to accept the Open Meeting and Executive Session Minutes of September 9, 2015. Kevin Cantwell second. All approved. Absent: Mike Baird.

Harbormaster Grant Match Request

- Senior Assistant Harbormaster Bob Coakley requested \$100,000 in matching grant funds for the completion of a grant to build the Harbormaster building;
- This portion of the town's grant match of \$200,000 will be used for the extension of Harborwalk around the new building, bike racks, viewing area, etc.
- Bob Coakley said the Waterways Committee committed the other \$100,000.
- Tom Whalen said he thought this section was already included in the Harborwalk project.
- Tim Russo said he sees this as part of the overall project.
- Mike Bilas said he is uneasy about saying yes without a specific proposal.

MOTION: Tom Whalen made a motion to deny the \$100,000 grant match request. Second Tim Russo. Yes: Tom Whalen, Michelle Campion, Kerry Richardson. No: Tim Russo, Kevin Cantwell, Mike Bilars. Abstain: Bert O'Donnell. Absent: Mike Baird. Motion fails.

- Bob Coakley said if the Harbormaster (Town) cannot come up with the 20% match, they will lose the state grant.

MOTION: Kerry Richardson made a motion to approve a \$100,000 match for the grant subject to following terms: 1. Funds can legally be transferred from Undesignated Funds and other funds, and 2. This is a legal use of CPA funds according to Town Counsel. Second by Kevin Cantwell. Yes: Michele Campion, Kevin Cantwell, Mike Bilas, Bert O'Donnell, Kerry Richardson. No: Tim Russo, Tom Whalen.

#### BL Companies Trails Project

- CPC decided all BL Companies bills will be sent to Carolyn Shanley for processing; Michelle Campion and Mike Bilas will be the CPC contacts.
- Brad Parsons said he wants a working group of 7-12 persons comprised of state holders, CPC and Trails Committee members.
- Tom Whalen said the state is redoing Rte. 3A and should be contacted about potential bike trails.
- Mike Bilas said he will share the Town Planner's map for potential bike trails with BL Companies.
- Brad Parsons said they are walking the trails with hand held GPS units, doing site assessments, and will draft a survey. They want to meet outside a CPC setting.
- Tim Russo asked if individual citizens can get in touch.
- Mike Bilas said he and Michelle will come up with a list of people for a working committee within a week or two.
- Kerry Richardson asked what the methods for public outreach will be.
- Brad Parson said they will do a survey, a public forum, a website or link from Trails Committee web site, direct mailers, and social media.
- Mike Bilas said they should look at what other towns do, Duxbury has nice trail maps.
- Brad Parsons said they will do the survey just after Thanksgiving.
- Tom Whalen asked if they are looking at the beaches.
- Brad Parsons said Rexhame has trail opportunities and Needham just did an ADA trail.
- Mike Bilas said the Trails Committee is very excited about doing this and want to get it done as fast as possible but want it done right.
- Karen O'Donnell said they need to update the ADA component of the Open Space Plan.

#### Senior Center Survey Update

- Carol Hamilton said Weston & Sampson is out of funds and requires an additional \$2,500 for the final design and survey results. She said the whole point of the survey was to incorporate the results into the design.
- Carol Hamilton said they did not have input into the first two designs and if they had they may not have run out of funds.

MOTION: Kevin Cantwell made a motion to approve \$2,500 out of administrative funds for the Senior Center study. Tom Whalen second. All approved. Motion carries.

#### Affordable Housing

- Kerry Richardson said the recent MHOPP lottery has six qualified applicants.

#### Housing Mission Statement

- Tom Whalen said he is reviewing how the CPA legislation addresses affordable housing. He said we have never had it at 80-100% for affordable housing; we should develop something for everyone in town.
- Kerry Richardson said the program looks at under 80% because that counts toward the affordable housing index, when funding at 100% that doesn't count but it is still good.
- Tom Whalen said the goal under CPC is to be affordable and provide diverse housing needs.
- Kerry Richardson said the Affordable Housing program has closet to \$1,000,000 sitting out there.
- Tom Whalen said the state just finished a grant program and we didn't participate in it. He said the plan has not been reviewed in a while.
- Kerry Richardson said MHP did not want to create new housing; it wants to use existing housing.

MOTION: Tom Whalen made a motion to accept a new Community Housing Statement. Kerry Richardson second. All in favor.

The new Housing Statement for CPC is:

Provide a wide range of affordable housing alternatives to meet the diverse housing needs and the full range of eligible incomes within the Town of Marshfield.

MOTION: Tim Russo made a motion to go into executive session at 8:38 p.m. to discuss real estate and return to open session. Bert O'Donnell, second. Roll call: Tim Russo, yes, Tom Whalen, yes, Mike Bilas, yes, Kevin Cantwell, yes, Michelle Campion, yes, Kerry Richardson, yes, Bert O'Donnell, yes. Absent: Mike Baird.

Regular session resumed at 8:59 p.m.

#### New Projects

Carolyn Shanley read the list of FY17 CPC project applications:

Town Records, \$150,000  
Daniel Webster Law Office N/A  
Winslow House \$50,000  
Hancock Bldg. Restoration N/A  
Ventress Library Historical Room Study \$5,000  
Housing Coordinator \$65,000  
Future Land Acquisition Account \$600,000  
Senior Center Athletic Area \$920,663  
Street Hockey Rink Renovation \$75,000  
Playgrounds and Fields \$100,000  
Governor Winslow Playground \$367,500  
Beach Study \$35,000  
Total Project Requests \$2,063,163

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Next Meeting

- The next CPC meeting is Wednesday, November 12, 2015

MOTION: Tim Russo made a motion to adjourn the Open Meeting at 9:10 p.m. Tom Whalen second. All in favor. Meeting adjourned.

Respectfully submitted,

Carolyn Shanley

CPC Administrator