

Approved October 14, 2015

Marshfield Community Preservation Committee

Open Meeting Minutes

September 9, 2015

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

Others in Attendance: Mike DiMeo, Barry Cornwall, Don MacAleer, John Braithwaite, Bill ?, Karen O'Donnell.

MOTION: Tim Russo made a motion to open the meeting at 7:04 p.m. Second by Mike Bilas.

MOTION: Kerry Richardson made a motion to accept the Open Meeting Minutes of August 12, 2015. Michele Campion second. All approved. Abstain: Mike Baird.

Senior Center Update

- Tim Russo said the Council on Aging is still processing about 100 surveys.
- Tim Russo said he will have more information in a month.
- Brian Wall said he thought the whole reason CPC was waiting on MYB was to get a survey done.
- Tim Russo said he was told they were sending out two surveys.
- Kerry Richardson said CPC made a recommendation that the survey should go through the schools and it didn't.
- Brian Wall said the purpose for wide distribution was for diversity.
- Mike Bilas asked why the survey can't be opened up again.
- Tim Russo said there is a long history with this and CPC isn't going there.

Affordable Housing Update

- Kerry Richardson said the town's appeal was won with flood plain mapping and maps are being revised. He said Marshfield Housing Partnership will not allow conversions in flood map zones.
- Kerry Richardson said MHP is seeking Town Counsel's opinion on the use of CPA funds.

Harbormaster Grant Request

- Harbormaster Mike DiMeo said he is looking for a grant match for the Harbormaster Building. He has written a grant that requires a \$200,000 match.
- Town Counsel informed CPC that the building is not for recreation. Mike DiMeo said he is not sure Town Counsel fully understands the expanded role of the building which will include boating safety classes, sailing classes, public bathrooms and amenities, etc. The building was estimated to cost \$1.4 million but construction cost increases since 2013 have increased costs to \$1.7 million.

- Mike DiMeo said the town does not do a good job with its waterfront areas and the building will be a focal point.
- Tim Russo asked what will be done if DiMeo does not get grant.
- Mike DiMeo said the building will have to be scaled back and the public sections removed.
- Kerry Richardson said that Town Counsel said CPC funds can't be used as it is a public safety building.
- Brian Wall said the board is going to face a lot of criticism and he would love to see free cash used.
- Tim Russo said a problem too is CPC's hands are tied until we hear from town counsel.
- Barry Cornwall suggested taking a vote on a motion that is subject to approval by town counsel.
- Mike Baird said this will be an uphill battle in the use of funds for such a building, the DOR uses pretty clear language unless a recreation element can be substantiated.
- Don MacAleer said members of the MHS Class of 1953 came back for a reunion and couldn't believe the transformation of the Town Pier/Peter Igo area.

#### Hatch Mill Update

- Hatch Mill Preservation Group did a slide show of the progress being made restoring Hatch Mill. Bill said remaining tasks are the weir, trim gable rakes, window sashes, sliding door and trim track, and exterior wall shingles.
- Braithwaite said the door trim, hinge door and second floor rotted areas also remain.
- Barry Cornwall asked for an additional two month extension on funding to finish the job until November. Barry Cornwall said they had thought it would all be done and that the unfinished project is also hurting them personally. He said the manpower is not there, including the subs.
- Barry Cornwall said Tom Whalen has been pressuring them on this and they see no alternative but the project is nearing completion.
- Barry Cornwall said the Hatch Mill is the last standing structure of what was the town's earliest industry and that all of the dams in town are manmade and were used to store water to be released for the mills. Barry Cornwall said the whole area is dotted with the remains. He said the contractor MLB does not know about the extension.
- Tim Russo asked what MLB is doing to speed things up?
- Barry Cornwall said we are between a rock and a hard place with the weir and shingling.
- Mike Bilas asked if there is any incentive for the contractor to finish sooner.
- Barry Cornwall invited the CPC to come for a site visit and said they will be amazed at how well thing thing has come along.

MOTION: Kevin Cantwell made a motion to extend the Hatch Mill project deadline by two months. Second by Michele Campion. All in favor. Two month extension granted to Hatch Mill.

MOTION: Tim Russo asked for a motion to go into Executive Session to discuss a land purchase and return to Open Session. Second, Mike Baird. Roll call: Mike Baird, yes, Tim Russo, yes, Kerry

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Richardson, yes, Kevin Cantwell, yes, Mike Bilas, yes, Bert O'Donnell, yes. Executive Session began at 8:22 p.m.

Executive Session ended at 8:45 p.m.

#### Trails Update

- Michele Campion updated the CPC on the contract for a Trails Study and said she will have more info at the October meeting.

MOTION: Kevin Cantwell made a motion to adjourn the Open Meeting at 8:58 p.m. Mike Baird second. All in favor.

Open meeting adjourned at 8:58 p.m.

Respectfully submitted,

Carolyn Shanley

CPC Administrator