

COMMUNITY PRESERVATION COMMITTEE

Meeting Minutes

June 10, 2015

Hearing Room 2, Town Hall

Attendance: John Braithwaite, Barry Cornwall, Steve DeCastro, Don MacAleer, Jack Clancy, Vicky Lynch, Kevin Lynch, Deb Stuart.

CPC Members in attendance: Tom Whalen, Kevin Cantwell, Tim Russo, Kerry Richardson, Brian Wall.

Absent: Mike Baird.

Brian Wall called the meeting to order at 7:05 p.m.

1. CPA Review and Resident Ideas

A. Overview

- Brian Wall gave an overview of CPA legislation and application process to those in attendance and asked for feedback from residents on ideas for using CPA funds.

B. Dog Park

- Vicky Lynch said there is a lot of concern about dogs running free on the town beaches and a dog park may be a solution.
- Brian Wall said other towns have successfully used CPA funds to build dog parks. Brian Wall recommended Vicky Lynch solicit more support, talk to contractors, identify land, and seek assistance from the CPC Administrator.
- Tim Russo said residents tried to build a Bark Park a few years ago but town meeting voted it down due to concerns from abutters.
- Don MacAleer said maintenance of a dog park could be a concern, who will pick up the waste?
- Kevin Cantwell said resident Brad White brought forth the last proposal and suggested getting in touch with him.
- Brian Wall also suggested contacting Recreation Director Ned Bangs.

C. Affordable Housing

- Resident Deb Stuart asked if the town is going to purchase any new affordable housing.
- Brian Wall said people are not qualifying for the MHOPP program and the town will not look at any properties located in the new flood zones.
- Kerry Richardson said the Marshfield Housing Partnership was directed by the town years ago to focus on conversions of existing houses in order to keep the population down.
- Kerry Richardson said the Housing Partnership has closed on 19 conversions in five years which is too little progress. He said there is a decline in the affordability index and a number of people want programs that fund at 100% of the index.

- Deb Stuart said there is a pressing need in town for affordable housing.
- Kerry Richardson said they could look at affordable rentals and that Habitat for Humanity has constructed four homes in town and wants to build more houses in Marshfield.
- Brian Wall said the town needs turnover on this board, Kerry can preach all he wants but he needs advocates on this board to make changes.
- Deb Stuart said a corporation could be formed with people applying to be part of it as in Tisbury which offers a co-housing program with 1200 square feet per family, one car, very green living on common land. There are restrictions on resale.
- Tom Whalen said there are a lot of programs throughout the state that have used CPA funds for affordable housing, he said he does not agree with the town's direction and feels there is a need for friendly 40Bs.

D. CPA Direction

- Tom Whalen said CPC is funding projects that are bordering on public works projects and it is time to take a harder look at these projects. Harbor Walk could've been paid for with Chapter 90 funding.
- Brian Wall said CPC held the skatepark to raising \$125,000 of their own money before they can spend the CPC funds and every project should be held to that.
- Brian Wall said Rockwood Road Athletic Fields was supposed to raise \$300,000 of in-kind donations and all they got was a \$50,000 donation from Marshfield Youth Soccer.
- Brian Walls said that there is probably close to \$200,000 in "dead" money that he has advocated be closed out but it has not been done. There is a lot of money out there.

2. Hatch Mill Update

- Brian Wall said the Hatch Mill agreement was up at the end of June and there is still a lot of work to be done. Brian and Tom Whalen walked the property and they think it can be done by September.
- Kerry Richardson asked what happens if the September deadline is exceeded? Brian Wall said the funding will be pulled back.
- Steve DeCastro said all the heavy lifting is done, they are now installing windows.
- Jack Braithwaite said they will make every effort to get it done in that time frame and the winter was a big problem for getting work done.
- Tom Whalen said CPC will sign an extension for two months, until the CPC meeting date in September.

VOTE: Tom Whalen made a motion to approve an extension for the Hatch Mill project until the CPC meeting in September. Kevin Cantwell second. Yes: Kevin Cantwell, Brian Wall, Kerry Richardson, Tim Russo, Tom Whalen. Absent: Michelle Campion, Mike Baird. Extension Approved.

3. Open Space Update

- Tom Whalen said the Senior Center Trail is looking for more parking spaces.
- Brian Wall said they are over budget because the engineer was 40% below the lowest bidder. He said this project is all about parking.

- Tom Whalen asked why they want exercise equipment but won't walk to it.
- Brian Wall said the survey is going public July 15 and will be out for two weeks to a month. He said at the end of the day we will get a plan and cost and make a vote.
- Brian Wall said once the survey is up, Carolyn Shanley can put an article in the paper about it.
- Tom Whalen said the police have reviewed the camera and safety issues.

4. Affordable Housing Update

- Kerry Richardson said the Housing Partnership closed on its 19th house on June 10, 2015. Originally they were told it wasn't in a flood zone, now it is but a disclaimer was given to the new owner so he won't come back for additional funding.
- Kerry Richardson said two of the houses already purchased are in the flood zone but does not feel tax dollars should be used to compensate these owners for insurance costs. He said this is an ongoing discussion with the Housing Partnership, if the current owner can't make the premiums the program should go to 100% median income.
- Tom Whalen said our job is to get deed restrictions and Marshfield is at 4%. Tom Whalen said he was an advocate for the program but not anymore.
- Deb Stuart said there needs to be more marketing of affordable housing programs.
- Brian Wall said they have asked Housing Coordinator Jack Mather to do so.
- Kerry Richardson said the Partnership has asked Jack to go to the banks and see what their plans are for flood insurance on affordable housing units.

5. Meeting Minutes

MOTION: Brian Wall asked for a motion to approve the open meeting minutes for April 8, 2015. Kevin Cantwell second. Yes: Kevin Cantwell, Tom Whalen, Tim Russo, Brian Wall. Absent: Michelle Campion, Mike Baird. Abstain: Kerry Richardson. Minutes approved.

- Brian Wall said it is his last meeting as chairman of CPC but he will help get the group through the Senior Center project. He asked who would like to take over as chair it can be a lot of work depending on how much work you want to do.
- Tom Whalen said there is a lot of work to be done, Rockwood Road is a mess and there is only \$300,000 left and a lot of drainage issues because they did not use engineers. He will be away for the September meeting.
- Tom Whalen said it has been over four years since there has been a CPC representative from Conservation, two years for Recreation.
- Kerry Richardson will not be at meeting in July.
- Michelle Campion will take over the Trails Project and Study from Brian Wall.
- Brian Wall said Weston and Sampson is scheduled to present a Trails Study proposal at 7:15 p.m. in July and the second group at 8:30 p.m.

Approved 7.8.2015

MOTION to adjourn: Tom Whalen made a motion to adjourn the meeting at 8:37 p.m. Tim Russo second. All votes yes. Meeting adjourned at 8:37 p.m.

Respectfully submitted,

Carolyn Shanley