

Approved March 11, 2015

## COMMUNITY PRESERVATION COMMITTEE

### Meeting Minutes

February 11, 2015

Hearing Room 2, Town Hall

Attendance: Tim Davidson, Jane Davidson, Paul Comerford, Carol Hamilton, Sheila Gagnon, Casey Chebator, Andrew Zona, Betsy Appleby.

CPC Members in attendance: Tom Whalen, Kerry Richardson, Kevin Cantwell, Tim Russo, Michelle Campion, Brian Wall. Absent: Bill Ivey.

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

#### Winslow Schoolhouse

- Tim Davidson, Historical Society, said all materials from the school house are now located in the Marcia Thomas House.
- Tim Davidson said the school house is used for meetings, third grade field trips from May through June. Tim Davidson said several things need to be addressed structurally.
- Tom Whalen said he was leaning against a granite block and it started to move.
- Tim Davidson said there are framing issues, the ante room floor has some give, the doors are cracked, weathered and hung the wrong way, some can be restored and some need to be replaced.
- Tim Davidson said the new total for the project is \$46,109 plus the contingency.
- Tim Davidson said the shutters have to be painted and 12 shutters replaced.
- Tom Whalen said the broken shutters are in the blacksmith's shop but all shutters are from the 1920s.
- Tim Davidson said that he was assured by Tom Whalen that using a heater will keep the place in good condition, or don't heat it at all (not sporadic heating) but the Historical Society doesn't really have a need for heat.
- Tim Russo asked if services could be expanded with heat and Tim Davidson said there are no plans to.
- Jane Davidson said the School House has served 5,000 kids over 15 years and this is one of the gems in this town if justification is needed for funding.
- Tim Davidson said there were 10 one room schoolhouses in Marshfield, four are left and this one is the only one with the original functionality.

#### Pratt Property

- Tom Whalen said Open Space has revised the plans for Zena's Brook trail area at Pratt property and they will try to save anything over 12 inches.

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- Tom Whalen said the 260 feet of ADA compliant boardwalk was going to cost \$800 per square foot; the land is tidal and required large anchors. Open Space voted to make a long trail to stairs and an ADA compliant footbridge. Originally they had looked at a loop trail but want the trail to go away from the house.
- Tom Whalen said there is public parking in front of Levitate Surf Shop now and the Keville Bridge needs to be repaired. He said you get more bang for the buck by making the drive ADA compliant.
- Brian Wall said Open Space needs to make this as ADA compliant as possible with the budgeted \$328,000. Brian Wall said Option 1 is to make the bridle trail ADA compliant to the kayak launch and add in a chair for ADA compliance and Option 2 construct 262 feet of boardwalk to lookout 2.
- Brian Wall said there also has to be a maintenance plan.
- Tom Whalen said the Bridle Trail past the Keville Bridge needs to be ADA compliant and it may be a “carry in carry out” trash policy.
- Tom Whalen said he will follow up on plans for fixing the decking, putting in an ADA chair, building decking at the culvert.

#### Senior Center

- Brian Wall said three designs are finalists to do a study of the senior center athletic area needs.
- Sheila Gagnon said the problem with putting anything near the actual Senior Center is a brook, parking, and septic system are all there.
- Brian Wall said the infrastructure costs for the retaining wall are between \$200-300K.
- Kerry Richardson said the \$5,500 for the study is a reasonable cost compared to the fields project.
- Sheila Gagnon said there are 16 different classes that will be sent out there right away to do training. She said the main part of bringing people out there is to instruct them.
- Kerry Richardson said the survey needs to go out to the general population.
- Brian Wall said Weston & Sampson will give you a fully integrated plan with different alternatives.
- Sheila Gagnon asked with the best value is for our dollar.
- Tom Whalen said we will have to add lighting.
- Carol Hamilton said there is no maintenance needed on the equipment once installed.
- Brian Wall said questions might come up about locations and the amount of equipment in each area. He said he will have a schedule from Weston and start next week.

MOTION: Kerry Richardson made a motion to accept the contract with Weston & Sampson with one modification, to have a survey done for all, for \$5,500. Second Tim Russo. VOTE: Kevin Cantwell, Brian Wall, Kerry Richardson, Tim Russo, Tom Whalen, Michelle Campion, yes. Bill Ivey, absent. Motion approved.

#### Affordable Housing Update

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- Kerry Richardson said there were four qualified applicants for the most recent MHOPP program; Jack Mather will ask for a 90 day extension for applicants, no one has been successful yet.
- Kerry Richardson said the affordable housing unit for sale has not sold yet.
- Kerry Richardson said there are a lot more foreclosures in Marshfield recently.
- Kerry Richardson said Jack Mather is looking at a Housing Trust Fund. The negatives of this are another committee that gets affordable housing funds that just sit there and the positives are the funds could be used without ATM approval.
- Kerry Richardson said there is \$600K currently sitting in trust with the Housing Authority that can be used for affordable housing.

#### Open Space Update

- Tom Whalen said the Open Space Committee is looking at some potential land acquisitions for recreation.
- Brian Wall said the skatepark committee will come to March meeting to update CPC on progress.
- Tom Whalen said he will send the Hatch Mill a letter in April saying they have 90 days to complete the work funded by CPC.

#### Minutes to Approve

MOTION: Kevin Cantwell made a motion to approve the open meeting minutes from January 14, 2015. Second Brian Wall. All in favor, minutes approved.

MOTION: Tom Whalen made a motion to approve the open meeting minutes from January 15, 2015 with modifications. Second Tim Russo. All in favor, minutes approved with modifications.

#### Adjourn

MOTION: Tim Russo made a motion to adjourn the open meeting at 9:25 p.m. Second Kevin Cantwell. All in favor. Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Carolyn Shanley