

COMMUNITY PRESERVATION COMMITTEE

Meeting Minutes

January 14, 2015

Attendance: Steve Robbins, Martine Anderson, Paul Comerford, Craig Alvey, Casey Chebator, Gail Hunter, Jeremy Hunter, Mary Sullivan, Paul Sullivan, Russ Ellis, Ellie Gillespie, Joel McGrath, Andrew Zona, Karen O'Donnell, Pat Brennan, William Lyons, Pauline Smith, Sheila Gagnon, Samantha Woods, Betsy Appleby, Cindy Castro, Carol Hamilton, Edris Kelley, Ed J.

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

1. Brian Wall called the meeting to order at 7:02 p.m.
2. Daniel Webster Playground
 - Kim Sullivan and Sara Prouty discussed the history of the playground and why it was removed from the school.
 - Sara Prouty said the entire playground was removed in August.
 - Kim Sullivan said the PTO has raised \$15K which includes a donation of \$10k and would have started raising funds earlier raised if they had known it would be removed completely and for so long.
 - Sara Prouty said a playground was installed 10 years ago for older students and with 450 students in the school, they need two playgrounds as certain pieces are for younger kids.
 - Tom Whalen asked why the school department won't pay for the playgrounds.
 - Craig Alvey asked if the Recreation Department uses the playground during the summer and vacation months, why don't they contribute to costs?
 - Kim Sullivan said replacing it will benefit the whole town and the entire budget for the project is \$130k, DPW has committed \$35k from its budget surplus.
 - Tom Whalen said the \$35k from DPW is actually from CPC.
 - Kim Sullivan said they cannot do a community build because of liability and that Childscapes, the vendor is on the state build list so they will get a 10% discount.
 - Kim Sullivan said there is a contract for the maintenance and the DPW will maintain the ground, and remove the asphalt for the project.
3. Green Harbor Boardwalk
 - Mike DiMeo said the boardwalk or sidewalk will be a big benefit to everyone in town and the already funded Harbor Park project is going to bid.
 - Mike DiMeo said the DPW will clear the brush and trees and the sidewalk will extend to Peter Igo Park and will be 4-6 feet wide and ADA compliant with a guardrail for safety.

- Mike DiMeo said the town pier is continuing to improve and the police, town planner, conservation agent and DPW are all in favor of the project; the boat ramp is the third busiest in the state, and the road has daily walkers, bikers, runners, etc.
- Engineer Pat Brennan said the sidewalk must be structural and some sort of concrete must be used and that the project can be done in two months and preferably before the DPW has the road repaved.
- Resident Mary Sullivan said she walks this road 4-5 x per day and it is very dangerous but the area is a little piece of heaven and we should do what we can to move the project along.

4. Senior Center

- Brian Murphy of Marshfield Baseball discussed the two phases of the project which are the walking trail and a retaining wall for the exercise and seating areas. He said plans will be ready by February 11 and the baseball group will fundraise for seating costs.
- Tom Whalen asked about doing a survey to see who will use the equipment. .
- Council on Aging Director Carol Hamilton said they can do a survey with the CPC or on their own.
- Kerry Richardson said he is surprised at least a portion of a survey wasn't already completed.
- Tom Whalen asked if any of the specialized equipment such as bocce balls, horseshoes etc. will be made available to the public.
- Brian Murphy said that equipment is not being provided at Peter Igo Park.
- Carol Hamilton said over 175 senior citizens a day take fitness and health classes at the senior center and by 2024 the population will continue to grow and they need options for when the center is closed. Carol Hamilton said the outdoor area will piggy back on the other activities and people like to park where they recreate.
- Brian Murphy said baseball starts at 3:30 and senior center closes at 4:30 so there are conflicts with parking
- Kerry Richardson said he has asked other seniors if they would use it and most wouldn't so he would like feedback from someone who says they will use it.
- Resident Bill Scott said there is a suggestion box at the senior center and one of the biggest complaints is there are not enough exercise classes.

5. Historical Photos

- Cindy Castro of the Historical Society said the group would like to have photos from three albums donated by Helen Peterson digitized for public use. Cindy Castro said there are photos from the storm of 1898, the Brant Rock Fire, etc., and many more but they are starting with these.

6. Winslow House Roof

- Director Aaron Dougherty said Contractor Mike Burrey can do the portion he bid on and has someone else do the other. Aaron Dougherty said there are a couple of structural beams in the attic that need to be addressed but not before the roof is done.

- Tom Whalen said two different contractors doing the work could be problematic and they need to ask contractors to quote the job using wood strapping. Tom Whalen recommended a visit to the Hatch Mill to see how it is done.

7. Winslow Schoolhouse

- Paul Comerford said the application proposal went up quite a bit because they are trying to look at everything they will need. Paul Comerford said they are concerned that the heat has not been coming on for the last 5-6 years.
- Paul Comerford said if the \$43,000 requested is approved they will not be back for 5-10 years, and the building has potential.
- Karen O'Donnell said CPC is paying in other town for recaulking and glazing.

8. Pratt Trails

- Karen O'Donnell and Pat Brennan of Armory Engineering showed plans for the trails on Pratt Farm property.
- Samantha Woods of NSRWA said they have been a long proponent of integrating the South River into the downtown area with a walkway along the river, and green plan starting with SR Park.
- Samantha Woods said the project could move forward in phases such as the kayak launch using the existing structure of the Keville Bridge, the kayak launch cost is \$17,767.50.
- Samantha Woods said Good Will Hunters (Gail and Jeremy Hunter) who lost their son to a kayaking accident, support many charities and would like to contribute to the costs and raise awareness of the river.
- Karen O'Donnell said the cost of the boardwalk is a lot.
- Pat Brennan said the reason for the high cost is the boardwalk has to be put on pilings.
- Pat Brennan said there are five parts to the project including the boardwalk, a gravel parking lot, gravel path, the barn, one stream crossing bridge; he said they are not taking down any trees with great than an 8" diameter.
- Tom Whalen said on the Goggin property they installed 260 feet of boardwalk and just pile drove them in, for a lot less cost.
- Pat Brennan said it will take about three months to build.

9. Town Records

- Carolyn Shanley said the town clerk's office is looking for funding to restore and preserve several town record books dating back to the 1600s which are still in use today but not properly preserved or stored.
- Resident Andrew Zona suggested checking with North Bennett Street School about their programs for assistance.

10. Pratt House

- Tom Whalen said the town should not hand off a building needing repairs and the costs to put in septic are \$39,262.

- Tom Whalen said DCR does this all the time, and they are no longer removing asbestos, the overall cost to repair the building is \$44,662 which would have to be in the form of a grant.
- Bill Ivey said this article is a moot point until an RFP is issued for a curator/stewardship.
- Kerry Richardson said CPC could vote to decide to approve and then do the work.

11. Marshfield Hills Cemetery

- Tom Whalen said there are 604 headstones in need of major repair and resetting, and lots of tree removal and pruning necessary.
- Bill Ivey said he had visited the site and its pretty bad, a lot of work is needed.
- Brian Wall said he was amazed at how many trees are growing in between and around the graves and that 90% of the work is grubbing.
- Tom Whalen said 10-15% of the costs can be saved by not cabling the trees.
- Tom Whalen said the cemetery is on the National Register and the earliest graves date to 1729, there are a lot of sunken graves and it is a labor intensive project.
- Tom Whalen said the perpetual care funds do not cover restoration work.
- Brian Wall said the trees along the road should come down but town counsel said these are not covered by CPC and he will ask Keith Polansky if the town can recommend contributing \$12,000 from the general fund for this.
- Tom Whalen said there is also a brick holding room with a slate roof on the property with a tree growing through it.

12. Affordable Housing

- Brian Wall said that \$81K had not closed out since Nancy Holt left and CPC had voted not to vote another \$65K but had been told that the existing funds can't be used without being re-voted.
- Kerry Richardson said the board has decided to fund this position but why are we letting money just sit there, what is the best way to allocate \$65K

MOTION: Kerry Richardson made a motion to vote to reallocate an existing \$81,981.47 in Affordable Housing Funds, approved in prior fiscal years, to Affordable Housing. Second by Bill Ivey. VOTE: Kerry Richardson, Brian Wall, Tom Whalen, Bill Ivey, Tim Russo, Kevin Cantwell, Michelle Campion, all in favor.

MOTION: Tim Russo made a motion to vote to close the open meeting at 10:50 p.m. Second by Kevin Cantwell. All in favor.

Meeting adjourned at 10:50 p.m.

Respectfully submitted,

Carolyn Shanley

Approved 2.11.2015