

APPROVED

Town of Marshfield Community Preservation Committee
Open Meeting Minutes
Marshfield Town Hall
January 18th, 2017: 7pm

CPC Members in Attendance: Chairman Kevin Cantwell, Tim Russo, Bert O'Donnell, Michele Campion, Mike Bilas, Kerry Richardson and Billy Last, Jr.

Also in attendance: Bud Duksta, Tom Whalen, Barbara Carney, Otis Carney, Leslie Scollins, Ed.D., Marian Duksta, Don McAleer, Dave Cedrone, Adrienne Vigilante, Karen O'Donnell, Martine Anderson, Paul Sullivan, Joan Pozerski, Anna Baker, Sheila Gagnon, Bill Scott, Carol Hamilton, Tom Reynolds, Brian Murphy.

Open Meeting

MOTION: Kevin Cantwell made a motion to open the meeting at 7:04pm. Second by Michele Campion.

Peter Igo Park

- Bud Duksta said Peter Igo Park was recently recognized by the U.S. Tennis Association for their design of the tennis facilities. The Park is maintained by the Park volunteers and DPW. Many visitors, including out of towners and kids, are coming to the Park.

MOTION: Kevin Cantwell made a motion to draft a letter to the Selectmen mentioning the Peter Igo Park success.
Second by Kerry Richardson. All in favor.

Winslow Cemetery Flagpole

- Michele Campion gave the final estimate of \$1,325, to replace the flagpole at the Winslow Cemetery.

Daniel Webster Estate Law Offices and Well

- Otis Carney explained that during a tree stump removal at the Daniel Webster Estate, an historic well was discovered. The Estate has secured the well area, investigated and would now like to preserve it. Ground Effects put a temporary safe cap on it. The Massachusetts Historical Society is concerned with the security and advised to cement the well, but in a manner that will preserve the attractive inner field stones with a plexiglass cover and reinforcements. Lights may also be installed under the plexiglass to view the fieldstones. The well was estimated to have been hand-dug in 1774, at a depth of 12'. He said he will submit an estimate for the ADA work at the Law Offices for next CPC meeting.
- Kevin Cantwell asked if there were other bids for the project.

Centre Marshfield Cemetery

- Tom Whalen explained that 200 head stones, and an additional 136, need to be restored at the Centre Marshfield Cemetery located at the corner of Ferry and Grove Streets. Additionally, improvements to the Cemetery grounds are also required to remove invasive species and dead trees. Tom Whalen recommended the signs may be replaced with engraved rocks. Tom Whalen estimated the cost is \$30,000 to remove the trees and a total cost of \$123,000 including 10% contingency. Tom Whalen said that volunteers are trained to clean the headstones, which is a big savings.

Restoration of the Iron Fencing at the Chapel Cemetery

- Tom Whalen said the cemeteries in downtown Marshfield are 250-300 years old. Tom Whalen explained the need to restore and regrade 470' of iron fencing at the Chapel Cemetery, in front of Town Hall. Tom Whalen said he would like to contract the same engineer who is working on the Daniel Webster Law Offices.
- Tom Whalen explained this project only involves replacement of the missing sections of fencing.
- Michele Campion asked about the exact location of the fencing.
- Tim Russo asked how long it will take to complete the project. Tom Whalen said it will require three months to remove, restore and finally replace the iron fencing.
- Martine Anderson asked if this restoration work will facilitate the DPW's ability to maintain the grounds by removing the trees, etc.
- Tom Whalen said acidic rain is taking a toll on the headstones.
- Kerry Richardson asked if the Town Master Plan cites upkeep of cemeteries.
- Otis Carney commended Tom Whalen for keeping the Historical Commission well-informed.
- Otis Carney mentioned that the next priority is work on the Cedar Grove Cemetery (near the Congressional Church side of Ocean Street).

Rockwood Fields

- Tom Reynolds said the original budget was \$1.3 million of which the first phase was approved and completed for \$985,000. The requested funding of \$380,000 will be for the 2nd phase which is for the baseball and softball fields completion and connecting the parking to a side road.
- Bill Last asked if there will be a limited-use gate to the road?
- Tom Reynolds said parking is a big issue. There are over 24 younger kids' soccer teams playing there. The parking area was only built to accommodate 6 teams. Cut and grade work is still required. Tom Reynolds said they would like to install a walking path around the perimeter.
- Mike Bilas asked about the need for fences. Tom Reynolds said it is for the baseball and softball dugouts.
- Kerry Richardson asked if there is a budget for maintenance?
- Tom Reynolds requested \$60,000 for maintenance funds at Town Meeting. Tom Reynolds said there is still a need to build more parking up the hill, above the fields.
- Tim Russo asked if there is lighting up there? Tom Reynolds said 'no', that would cost around \$1 million to install. There are currently temporary lighting units there.
- Tim Russo asked if there will be a big sign placed near the entrance of the fields?
- Tom Reynolds said they are planning to install a big rock.
- Tim Russo asked if the MYBL and Softball leagues can also contribute funding.
- Tom Reynolds said only Youth Soccer has contributed thus far. Bill Last said that Youth Soccer has contributed \$50,000.
- Tim Russo asked if the latest Marshfield Fields Study had been consulted to ensure the new fields follow codes.
- Tom Whalen asked about security at the fields? Specifically ensuring that cars aren't driven on the fields.
- Tom Reynolds said they will install some low posts and chains to prevent cars from driving on the fields.

Ballfields and Playgrounds

- DPW is requesting \$100,000 for upgrades to Town ballfields and playgrounds. The Tower Avenue playground and field will require: upgrading and improving the basketball court; replacing the playground equipment; upgrading the equipment for ADA compliance; building new parking spots and changing the layout of the T-ball field (the neighbors are complaining about older kids playing there). It will cost \$8,000 to move the T-ball fields and \$2,000 for the smaller T-ball backstop. Parking will cost \$8,000. Total for Tower Ave. playground and field work is estimated \$60,000.

- Tom Reynolds said last year DPW helped with site preparation for the Governor Winslow School new playground.
- Tom Reynolds replied that DPW could possibly install 2-3 fields at DWS.
- Tom Reynolds said that Governor Winslow School would like to add a softball field.
- Chairman Cantwell asked if the new field would include backstop and protective fencing as he was concerned this would limit full field use. Tom Reynolds said the field would be built in the back of GWS between the back playground area and the Field #3.
- Bill Last asked about the fields scheduling system. The Fields Committee and Recreation prioritize the fields' scheduling in this order: schools, Recreation Department programs, and then Marshfield youth sports programs.
- Tom Reynolds said a new scheduling website is being set up which should facilitate all the sports fields scheduling.

Martinson Elementary School Playground

- Marcy Strazer Concannon (of the MES Playground Committee) presented a PowerPoint presentation with updates on the project, budget and fundraising. The MES request to CPC has reduced from \$206,000 to a current request of \$175,000 of the total project budget \$287,000.
- Tim Russo asked about the size of the playground compared with Daniel Webster School (DWS) and Governor Winslow School (GWS).
- Marcy Concannon said the MES Playground Committee will gather the school playground sizes and submit that to the CPC.
- Tim Russo asked about the number of students who play on the playground at once compared with the other schools.
- Marcy Concannon stated that MES has only one playground for all the students and the other two schools each have two playgrounds each to split the use among their students.
- Bill Last asked if the MES playground fundraising plan is realistic to raise the projected funding.
- Marcy Concannon said that the MES Playground Committee is confident in their projected fundraising based on similar project experiences at DWS, GWS and the Street Hockey Rink projects.
- Tom Reynolds said DPW would assist with the site preparation and installation to a similar degree they had contributed to DWS' and GWS' new playgrounds.
- Kerry Richardson asked what the project cost per MES student is compared with the other two schools, GWS and DWS.
- Karen O'Donnell recommended MES look at possible grants through the PARC foundation on the state website.

Council on Aging/Marshfield Youth Baseball League Recreation Facility and Phase III Improvements

- Carol Hamilton, of the Council on Aging, introduced Brandon Riley, an architect with Weston & Sampson.
- Brandon Riley, Project Landscape Architect with Weston & Sampson, displayed the latest proposed improvements at the Council on Aging grounds and MYBL fields. There are new opportunities for passive and active recreation. A stairway to the parking and baseball fields and a terraced wall between the upper and lower parking lots. Recreation facilities for the senior citizens include a Bocce Ball court; table tennis and outdoor exercise equipment. A shade structure, open grass area for yoga or 'staging' for the baseball teams is also included. The baseball amenities include a batting cage, improvements for the bleachers, and a new prefabricated storage facility for baseball equipment near the fields.
- Chairman Cantwell asked when the Phase 2 piece of the project, approved at the 2016 Town Meeting, would go out to bid. Brandon Riley said the design is almost complete and expected to be bid on this summer. Chairman Cantwell asked if Phase 2 and Phase 3 could be combined and go out in one package. Chairman Cantwell asked Weston & Sampson to provide an estimate on the potential cost savings.
- Brian Murphy, of MYBL, suggested the baseball components of the project could be cut out if that helps the remainder of the project site work move forward.

- Kerry Richardson asked if it's possible to find another site for these facilities where it would be cheaper than doing all this site work, especially in and around the wetlands. Carol Hamilton and Sheila Gagnon were not in favor of moving it to another site. Brian Murphy said it really doesn't make sense for the seniors to travel to other sites.
- Kevin Cantwell asked when the COA would be looking to do the 2nd floor renovation. Maybe they could complete Phase 3 work and the building at the same time.
- Carol Hamilton said the COA will make a request to the Selectmen this fall for other COA improvements. Carol Hamilton said that money for a study would probably not come from the Town.
- Carol Hamilton said COA is conducting a survey (funded through other sources including UMass Boston) of their senior citizens to determine their preferred programs and present to the Selectmen in the fall.
- Mike Bilas asked if COA has applied for any grants for this project.
- Brandon Riley said PARC grants are usually awarded to lower income towns and Marshfield would probably not meet that criteria.
- Carol Hamilton said that money for a study would probably not come from the Town.

Trails Kiosks

- Mike Bilas presented two companies offering kiosks for the Marshfield trailheads. One Vermont company has wood kiosks with metal roofs (rot resistant) and the South Shore Signs kiosks have shingle roofs. The renovated street hockey rink by the Middle School has a sign like this one. Mike Bilas said the proposal is for 30 signs for \$60,000. It is possible to receive a volume discount.
- Kerry Richardson asked if Wilkins Signs of Marshfield had been approached.
- Karen O'Donnell recommended combining the project with kiosks and trail markers.
- Tim Russo said he prefers the metal roofing kiosks.

Acquisition of Two Land Parcels for Open Space

- Karen O'Donnell requested \$20,000 for: a conservation restriction (CR) on a previously purchased parcel, purchased with CPC funds that was not included in the original acquisition cost; and \$9,000 for survey work on a few of the properties and also for any survey work that may arise if unanticipated encroachment issues arise.
- Karen O'Donnell stated that a conservation restriction (CR) must be held by a third party. The Open Space Committee has approximately five properties that as of yet do not have recorded CR's on them. The Open Space Committee has draft CRs that are already under review by the Division of Conservation Services or will be within the next few weeks. Once comments from DCS are received by the Open Space Committee, the Committee will be poised to have the appropriate parties sign and, once completed, have them recorded.

Chairman Cantwell made a recommendation to appropriate \$20,000 for Open Space. SECOND by Mike Bilas.

CPC Finances

- Chairman Cantwell stated that Bill Last and Marcy Concannon had met with Barbara Costa of the Accounting office, to discuss current CPC reserves and estimated revenue. According to the information provided by Barbara Costa, CPC currently has: \$115,000 (reserved for Open Space), \$154,000 (reserved for Historic Preservation), \$527,000 (reserved for Affordable Housing) and \$28,000 (reserved for Town Meeting) and \$416,000 in unrestricted CPC funds currently available.

Affordable Housing

- Chairman Kevin Cantwell said that he and Kerry Richardson will meet with Jack Mather, Housing Coordinator, and Massachusetts Housing Partnership to discuss their two proposals as Jack is unable to attend CPC meetings on Wednesdays due to his dialysis treatments.

- Chairman Cantwell said that CPC will likely have to hold two meetings in February. There are questions on some projects including Rockwood Road, Martinson Playground, Council on Aging and other projects.
- Kerry Richardson discussed the idea to set aside some contingency next Fiscal year from the estimated \$1.6 million. More discussion was needed but CPC Members are generally in agreement.
- **MOTION:** Kerry Richardson motioned to set aside contingency next Fiscal Year from the \$1.6 million. **SECOND** by Chairman Kevin Cantwell.

MOTION: At 9:35 Chairman Cantwell made a motion to adjourn the Open Meeting. Tim Russo second. All in favor. Meeting adjourned.