

Town of Marshfield Community Preservation Committee
Open Meeting Minutes --- APPROVED ---
February 8th, 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: Karen O'Donnell, Tom Whalen, Paul Sullivan, Leslie Scollins, Tom Reynolds, Adrienne Vigilante, Anna Baker and Joanie Pozerski.

Open Meeting

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

Finances

- Chairman Kevin Cantwell presented an overview of CPC reserves. There is currently \$926,914, the 10% for set asides. Current requests for CPC funding total \$3,010,556 for FY18 funding. There is \$2,139,920 available for funding.

Senior Center, Council on Aging (COA)

- Chairman Kevin Cantwell said he Brian Murphy and the COA had met to discuss the Senior Center's current proposal. The work involves a lot of site work and wetlands protection. The COA may want to eventually renovate the second floor or build out. It's estimated to cost \$6 million.
- Chairman Cantwell had asked Weston & Sampson Consultant, Brandon Riley, about scaling the project and budget back and possibly to merge Phase 2 and Phase 3 together which could reduce costs. Phase 2 was approved at last Spring's Town meeting for \$140,000. Brandon Riley said estimated savings would be \$20,000-. The COA said they will present a revised proposal to CPC by next week which would prioritize the 17 parking spaces in front of the Senior Center building.
- Tom Whalen asked why the budget doubled since it was initially proposed around \$500,000.

Rockwood Road Fields

- Tom Reynolds said, after discussion with Brian Murphy of MYBL, that baseball participation has remained the same and is not growing. They agreed that Marshfield's baseball fields are sufficient and do not require further expansion at this time. In addition Marshfield Girls softball would like to create an additional field at Governor Winslow. Based on these discussions, it was decided that the Town should install two U12 soccer fields at Rockwood. By doing, this Tom Reynolds removed the fencing components from the initial request so the revised request is now \$280,000.
- Tom Reynolds suggested The Plymouth & Brockton bus stop may need to be moved to make room for more fields.
- Bill Last said that the Pass Thru to do 75-100 parking spaces in the future within 2 years.
- Tom Reynolds said the big parking lot is used as a turnaround for the P & B buses.
- Bill Last spoke with the Recreation Department about their plans to develop an ADA-compliant walking trail, around the perimeter of the fields. There is a lot of drainage space, looking at ways to use that as well.

Ballfields and Playgrounds

- Tom Reynolds explained the DPW has a FY2017 balance of \$900,000. The Tower Avenue Playground budget is \$65,000.
- Kerry Richardson asked for more specifics from Tom Reynolds about where the \$100,000 will be spent.
- Bill Last asked about the fields scheduling system.
- Tom Reynolds said a new web-based scheduling database will be used.
- Tom Reynolds said the South River School needs a refurbished basketball court (\$35,000) and infield rehabilitation (\$5,000). He said the Martinson Playground will require work for their new playground in the fall (\$30,000). DPW will replace the infield baseball park at Daniel Webster School.

Affordable Housing

- Kerry Richardson said that Jack Mather and Martine Anderson discussed increasing the Housing Coordinator's salary from \$65,000 to \$75,000 per year. The salary was set at \$65,000 by the Advisory Board 10 years ago. The Advisory Board proposed the raise.
- Bill Last asked if they get funding from anywhere else.
- They have three homes approved for the MHOP program.
- Chairman Cantwell said CPC should put the housing proposals into one article for Town Meeting. A total of \$522,000 is required to submit one article for creation of conversions.
- Kerry Richardson said a total of \$1.2 to \$1.3 million has been spent from CPC on affordable housing. We should look beyond conversions, consider more new developments. They have 25 units from conversions over ten years, at an average of \$100,000 per unit. The proposed new development behind Roche Bros. store has a certain number of proposed affordable housing units. The Bridle Path has 20 units. Potential first floor commercial buildings with affordable units above (3 units) are another possibility.
- Bill Last said that is the Highland Greens by the Boys & Girls club. The Town has one lot to work with Habitat for Humanity.
- Kerry Richardson said that 875 Ocean Street can be purchased in lieu of Partnership with \$80,000 in flood plain zone.

Martinson Elementary School Playground

- Joanie Pozerski, of the Martinson Elementary School Playground Committee, gave an update on the MES playground project. There are 442 students at MES and 80 summer students last year. MES is the largest school in the District. MES has one main playground for 1st – 5th graders and one small, not publicly-accessible preschool and kindergarten playground enclosed within the school.
- Kerry Richardson asked why MES needs a 200 person capacity playground if there are only 150 students at recess. Can the playground be reduced in size?
- Leslie Scollins responded that enrollment numbers are always fluctuating, with the potential new housing units in Town, the enrollment numbers could quickly increase at MES.
- Anna Baker said that as the other Marshfield school playgrounds show that their capacity exceeds the number of kids actually playing during recess, the new MES playground should also have a slightly higher capacity especially given future population growth and possibility for more students at MES in the near future.
- Tim Russo asked if CPC did not fund the entire request could MES add equipment at a later date.
- Joanie Pozerski responded yes, there is space to do that.
- Bill Last asked if the fundraising projections from the bricks campaign seem high. He said it looks like more could be requested from the grants. He asked if MES has sought donations from the athletic groups.
- Joanie Pozerski said that the MES playground will receive at least \$8,000 (possibly up to \$10,000) from MES PTO. MES Playground is developing a website and a buy-a-bricks campaign soon. Two grants have been submitted and an additional 2 grants will be submitted soon.
- Leslie Scollins said she has been very impressed over her years at MES with the PTO leadership and ability to fundraise.
- Marcy Strazer Concannon said that Adrienne Vigilante is present and she is one of the MES grant writers and had been the primary grant writer/fundraising chair for the Skate Park.
- Adrienne Vigilante said the MES Playground Committee has a lot of background and experience in fundraising and grant-writing success. She was on the Marshfield Kids at Play (MKAP) organization, along with Tim Russo,

and in charge of raising money after the CPC funding was awarded to MKAP. She wrote MKAP's proposal for an Entergy grant. Entergy awarded MKAP \$10,000.

- Bill Last asked for clarification about Entergy.
- Adrienne Vigilante explained that Entergy is the company that owns the Pilgrim Nuclear power plant in Plymouth and maintains a charitable foundation awarding grants to groups in Plymouth County.
- Adrienne Vigilante explained that MKAP was a lofty project requiring a lot of donations. She and others worked very hard to raise the needed funds to make the project a success.
- Bill Last said that he is familiar with poor condition of the MES playground and the extensive programs MES has throughout the school year and during summer for disabled students. He suggested MES should make a more significant request to local funding agencies, especially the Edwin Phillips Foundation.

Cemeteries

- Tom Whalen presented an update on the cemeteries projects.

Winslow Cemetery Flagpole

- Michele Campion said there are two quotes for the flagpole, one from a Rhode Island company and another from Cohasset.

Daniel Webster Estate Well and Law Office

- Kevin Cantwell said this recent funding request will complete the needed work for ADA compliance. The Daniel Webster Estate does not anticipate needing additional funding for some time.

Trails

- Mike Bilas advised that he has checked with South Shore Signs on their quote. He has also had Wilkens Sign and the high school "manufacturing" department contacted about making the trail head kiosks. We are awaiting further pricing information from all of them.

Open Space

- Karen O'Donnell explained that Open Space Committee requires \$20,000 for a conservation restriction and survey work.
- Bill Last asked if it is possible to take Open Space Reserves out of the Administrative budget and the Administrative Budget can be used for surveys.
- Karen O'Donnell said that Conservation Restrictions must be held by an accredited third party. For the survey budget, if need more funding for encroachment, etc.

Chairman Kevin Cantwell said that a potential new CPC board member, Tony Pina, is expected to be appointed soon. Chairman Cantwell spoke with the Town Planner, Greg Guimond, about appointing a member from the Planning Commission to the CPC.

MOTION: Chairman Kevin Cantwell made a motion to approve the November 2016 CPC meeting minutes. Motion seconded by Mike Bilas. Kerry Richardson abstained. In favor: Kevin Cantwell, yay; Mike Bilas, yay; Bill Last, yay; Michele Campion, yay; Bert O'Donnell, yay; Tim Russo, yay. Minutes from November 2016 CPC meeting were approved.

MOTION: Kerry Richardson motioned to approve the December 2016 CPC meeting minutes. Motion seconded by Michele Campion. Bill Last Jr. abstained from the vote. In favor: Kerry Richardson, Michele Campion, Kevin Cantwell, Bert O'Donnell, Mike Bilas and Tim Russo. Minutes from December 2016 CPC meeting were approved.

MOTION: Chairman Cantwell made a motion to adjourn the meeting at 9:25pm to go into Executive Session to discuss open space purchases and not return to Open Meeting. Kerry Richardson second. Roll call: Bill Last, Kevin Cantwell, Bert O'Donnell, Tim Russo, Michele Campion, Kerry Richardson, Mike Bilas. The Open Meeting adjourned at 8:50pm.

Respectfully submitted,

Marcy Strazer Concannon,

CPC Administrator