

Town of Marshfield Community Preservation Committee
Open Meeting Minutes ---- APPROVED----
April 12, 2017: 7pm Hearing Room 3

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

Also in attendance: Lee Phelps and Don McAleer.

Open Meeting

MOTION: Kevin Cantwell made a motion to open the meeting at 7:05 pm. **Second** by Billy Last.

Town Meeting Articles

- Chairman Kevin Cantwell said the CPC has 17 articles currently on the Town Warrant for the April Annual Town Meeting. Jim Robinson, Meeting Moderator, will implement a new approach to streamline the presentations and votes. Presentations will be made only in the instance if a question is raised from the audience.
- Don McAleer, Advisory Board Member, inquired about who will speak about the Trail Kiosks Article. Billy Last said that Mike Bilas is still collecting cost estimates and researching more affordable options.
- Don McAleer asked about the current condition of the trails. Tim Russo said the kiosks were part of the recommendations from the Trails Study. He said the kiosks are just Phase I work from the Trails Study recommendations.
- Don McAleer commented that there is a really good Wildlands Trust sign on Careswell Street. Michele Campion said that Mike Bilas is working on a kiosk design that is similar to those on Careswell Street.
- Billy Last said that Mike Bilas is working on making trail markers.
- Billy Last commented that more CPC funding should be dedicated to preserving and conserving Marshfield's agricultural heritage and past time. Community gardens and school gardens could use more support. In consideration of future Open Space acquisitions the Town of Marshfield should consider adoption a "Right of Refusal" approach, such as Hingham exercises, for agricultural restoration properties and building a sustainable Marshfield.

CPC Member appointment to the Open Space Committee

- Billy Last explained that he withdrew his nomination to the Open Space Committee. Although Town Counsel had approved his application, he heard from the Open Space Committee that they believed it wasn't appropriate for Billy Last to be on the Open Space Committee considering his work as a developer.
- Chairman Kevin Cantwell said that he will volunteer to be on the Open Space Committee on a temporary basis until CPC names a more permanent representative. Tim Russo made a motion to approve Kevin Cantwell's nomination to the Open Space Committee. Kerry Richardson second the motion. All in favor.
- Bill Last's nomination will be withdrawn and replaced with a letter of recommendation for Kevin Cantwell in his place to the Open Space Committee. Tim Russo, CPC Vice Chairman will submit the letter to the Open Space Committee.

New Business: Cow Creek Foot Bridge

- Lee Phelps said the little foot bridge over Cow Creek that links the marina side to the Bluefish Cove area was severely damaged and dangerous to the public, so the Belyea's dismantled it. Chuck Belyea is the owner of the property where the footbridge is connected.

- Billy Last detailed his research on the deed to the footbridge and adjoining property. Cow Ditch was historically significant for bringing cows back from grazing in the nearby marsh. No formal ownership of the bridge was listed on the deed. Charles Belyea only owns the property where the planks are currently stored. John Taylor, of Taylor Marine, explained Mr. Belyea will grant access though he is requesting a private access easement. It's a liability issue for the owner without such an easement. According to the State staff person (Billy, name??), a Chapter 91 License may be required where there is a minimum of 225 feet access through the property. Given the marsh terrain, it might require some additional structures over the marsh. Unfortunately, there will not be access for this summer season's traffic to Blueish Cove. Eventually, permits for the easement will be sought from the Selectmen.
- Billy Last spoke with Mike DiMeo, the Harbormaster, about the possibility of linking this permit with other on-going permitting processes.
- Bert O'Donnell suggested Mr. Phelps engage other nearby residents with an interest in the bridge replacement to initiate a CPC project. John Taylor, of Taylor Marine, updated the CPC members about the bridge at the previous CPC meeting. The bridge crosses from the end of a private road (the Taylors own the property on both ends of the road) to Mr. Belyea's property. Bert O'Donnell said that it would be a good first step for both owners to be in agreement about any new bridge. Would an easement allow for a CPC project on private property?
- Billy Last said that he will speak with the property owner, Chuck Belyea, about how best he would like to approach the matter, once Mr. Belyea returns to Marshfield for the summer.
- Michele Campion said Charles Belyea's adult children do not want the liability of ownership with the public access.

Old Business: Senior Center Update

- Chairman Kevin Cantwell and Billy Last recently met with Brian Murphy, Marshfield Youth Baseball and Carol Hamilton, Senior Center Executive Director and Sheila Gagnon, Council on Aging member. They are sorting through the Phase II handicap accessibility issues for a future project proposal. They are addressing the turtle habitat issue as well. Billy Last is looking into the necessary permits.
- Billy Last said that the Senior Center, COA and MYBL would like to take their proposal to April Annual Town Meeting but they don't have a construction budget and they are working on a parking lot design and proposal. The issue with the turtle habitat needs to be addressed and this will require the State to relook at it because it's another aspect of the site and proposal. By law, if turtle habitat is directly impacted, they must compensate with development of new turtle habitat. This might cost around \$9,000 - \$10,000 just for permitting.
- Kevin Cantwell said that Brandon Riley, Weston and Sampson Project Architect, had allocated part of the budget such unexpected costs. An additional \$30,000 is budgeted for design costs. There is \$30,000- \$40,000 reserved for such permitting. The Town may be able to provide resources that could lower the costs.
- Billy Last said that the group will have to deal with the turtle habitat issue in the next two to three weeks. The Conservation Committee must approve of the plan as well. The Planning Board will have to address the drainage issues.
- Billy Last said he will offer to help with the stump removal and tree clearing of the proposed area. The turtle habitat issue and permitting is another area he will be able to offer some assistance. The MYBL/Senior Center/COA group will return to CPC in the fall with more accurate budget numbers and updated proposal.
- Kevin Cantwell said that Weston & Sampson is honing their proposal with more realistic cost estimates. Weston & Sampson's contract will end with Phase II.
- Billy Last mentioned there is a new engineer in Marshfield, Hawkeye Engineering, that is offering to design the construction documents for free.

Approval of prior meeting minutes

- Chairman Kevin Cantwell made a motion to approve the Executive Meeting minutes of February 8th. Second by Tim Russo. All in favor.
- Billy Last made a motion to approve the February 8th Open Meeting minutes. Second by Bert O'Donnell. All in favor.

- Chairman Kevin Cantwell made a motion to approve the February 15th Open Meeting minutes. Michele Campion made a motion to approve contingent on few changes mentioned. Billy Last second the motion. All in favor.
- Chairman Kevin Cantwell made a motion to accept the March 8th CPC Open meeting minutes. Tim Russo second the motion. All in favor, except Kerry Richardson abstained, for the March 8th Open Meeting minutes.

Financial Updates

- Kevin Cantwell recommended that CPC Administrator Marcy Strazer Concannon should gain more frequent access to the full Conditions of Accounts, from Accounting, for tracking project.
- Kerry Richardson made a motion to set a limit for which Marcy Strazer Concannon can solely approve invoices for payment. This limit is \$100. All other invoices must be approved and signed by the responsible Committee or organization. Motion second by Kevin Cantwell. All in favor.

Marshfield Housing Partnership

- Kerry Richardson said that there was a Housing Partnership meeting the previous night. Twelve applicants for the lottery had applied and eight of those attended the meeting.
- Eight applicants were accepted. Jack Mather said three will find homes.
- The Housing Partnership pays about \$2,000/applicant to be the monitoring agency.
- Kerry Richardson recommended a technical consultant to assist the applicants. There is \$24,000 budget for such assistance. Kerry recommends the money should come out of the Conversions budget, but that vote failed, 4-1 vote.
- Billy Last said that the State might add a 3-5% for technical support to the Housing Partnership.
- Kevin Cantwell asked if all units are made affordable.
- Billy Last said the Partnership is spending \$100,000/unit for conversion. Why not work with a developer to develop new affordable housing units? Billy Last said that Marshfield's affordable housing percentage could be higher than 10%, if it included rentals.
- Chairman Kevin Cantwell suggested that the Marshfield Housing Partnership should come to the June meeting to discuss more on this.

Next Meeting

- Chairman Cantwell said that the public will be notified in the Marshfield Mariner of an Open Meeting Open House hosted by the CPC at the Ventress building on May 10th.

MOTION: Chairman Kevin Cantwell made a motion to adjourn the open meeting at 9:26pm. Tim Russo second. All in favor.

Respectfully submitted,

Marcy Strazer Concannon

CPC Administrator