

**Town of Marshfield
Community Preservation Committee
Open Meeting Minutes --- February 5, 2020
Hearing Room #3, Town Hall**

CPC Members in Attendance: Kevin Cantwell, Kerry Richardson, Denis Kelleher, Bert O'Donnell, Michele Campion and Mike Bilas

Guests in Attendance: Sue Sheehan, Anne Bohsack, and Karen O'Donnell

MOTION: Kevin Cantwell made a motion to open the meeting at 7:00 pm. Mike Bilas seconded.

G.A.R. HALL AND ADA COMPLIANCE

BOS, Mike Maresco and NRAS are currently renegotiating the lease terms of GAR Hall. The new lease will include a revised repair list, overseen by Town Facility Manager, Fred Russell. A fundraising schedule will be required of NRAS for maintenance and repair of GAR Hall. Sue Sheehan hopes the CPC will be able to help fund the bigger structural issues at the Hall. Kevin Cantwell acknowledged that the Town has a fiduciary obligation as landlord. Bert O'Donnell said air conditioning cannot be covered under the guidelines of CPC. Michele Campion noted the cleaning of animal presence is considered maintenance, also not allowed. Mike Bilas wonders if the Town will support this, given the default on original lease. Language in new lease should include consequences of future default. Kevin Cantwell read a letter from neighbor, John Eaton, being concerned about NRAS application. Bert O'Donnell said it is in the best interest of the Town to repair this old building.

MOTION: Bert O'Donnell made a motion to recommend Town Meeting approve \$100,000 for repair of GAR Hall, contingent on a successful new lease with the Town, to exclude air conditioning and animal cleanup. Michele Campion seconded.

Vote: KR yes, DK yes, KC yes, MC yes, BO yes, and MB no. Motion passed.

MOTION: At 7:26 pm Kevin Cantwell made a motion to enter executive session, returning to regular session, for real property discussion because discussion in an open session may be detrimental to the committee's negotiating position. Kerry Richardson seconded the motion.
Roll Call Vote: MC yes, BO yes, DK yes, MB yes, KR yes, and KC yes.

Open session resumed at 7:53 pm.

Review of CPC Financials:

MOTION: Kerry Richardson made a motion to approve payment of Community Preservation Coalition dues in the amount of \$4,350. Michele Campion seconded. All in favor.

Next Meeting Date: The next CPC open meeting is scheduled for March 11, 2020 at 7:00 pm.

Other Updates: Kerry Richardson informed the Board that the Housing Partnership interviewed applicants for Housing Coordinator and has come to a decision on one, pending required hiring process.

MOTION: Kevin Cantwell made a motion to adjourn the meeting at 8:04 pm. Denis Kelleher seconded. All in favor.

Respectfully submitted,

Tracy Pomella
CPC Administrative Assistant