

Approved 3.09.2016

Marshfield Community Preservation Committee

Open Meeting Minutes

February 10, 2016

CPC Members in Attendance: Tim Russo, Tom Whalen, Mike Bilas, Bert O'Donnell, Mike Baird, Kevin Cantwell, Kerry Richardson. Absent: Michele Campion.

Others in Attendance: Kate McCabe, Meghan Enwright, Kathleen Pateras, Ned Bangs, Susan Leonard, Wesley Leonard, Mark Bossey, Michelle Morse, Asa Morse, John Fitzgerald, Jeff Smith, Robert Croft, Lynne Feldman, Bonnie M., Holly Bossey, Regan Theos, C. Scott, Dana Altobello, Rachel Altobello, Heather Cole, Lori Campbell, Sarah Guilfoyle, Karen O'Donnell, youth members of Coastal Stars Hockey program, Brian Murphy, Sheila Gagnon, Carol Hamilton, Elizabeth Zimmer, Emily Baird, Karen Hubbard, Tom Reynolds, Martine Anderson, Bob Carr, Otis Carney.

Open Meeting

MOTION: Tim Russo made a motion to open the meeting at 7:03 p.m. Second by Tom Whalen.

Minutes

MOTION: Kevin Cantwell made a motion to accept the Open Meeting Minutes of January 13, 2016. Tom Whalen second. All approved. Absent: Michele Campion.

Affordable Housing Update

- Mike Baird provided an update on the recent meeting between Marshfield Housing Partnership and Board of Selectmen to discuss the Bridle Path 40B project. He said there were no votes taken, it was just an informational meeting and residents were asked to submit any concerns to the Board of Selectmen.

Community Preservation Set Aside Votes

MOTION: Tom Whalen made a motion to approve \$150,000 for the FY2017 estimated set aside for Historical Preservation. Second Tim Russo. All approved. Absent: Michele Campion.

MOTION: Tom Whalen made a motion to approve \$150,000 for the FY2017 estimated set aside for Affordable Housing. Second Tim Russo. All approved. Absent: Michele Campion.

MOTION: Tom Whalen made a motion to approve \$150,000 for the FY2017 estimated set aside for Open Space/Recreation. Second Tim Russo. All approved. Absent: Michele Campion.

MOTION: Tom Whalen made a motion to approve \$75,000 for the FY2017 estimated set aside for Administration. Second Tim Russo. All approved. Absent: Michele Campion.

1. Project Applications for Approval

Daniel Webster Law Office

- Historical Commission Chairman Otis Carney presented the final figures for the Daniel Webster Law Office restoration which total \$65,000.

MOTION: Kevin Cantwell made a motion to approve \$65,000 in Historic Preservation funding for the further restoration of the DW Law Office. Mike Baird second. All in favor. Absent: Michele Campion. Motion approved.

Housing Coordinator

- Tom Whalen asked why the Marshfield Housing Partnership cannot use the \$255,000 from the Proprietors Green project to pay for the position.
- Mike Baird said he believes those funds were set aside for creation of affordable housing and housing conversions.
- Mike Baird said he believes the position has paid for itself and it is worth it to have experts on staff.
- Kerry Richardson said as a board CPC can determine if it wants to continue funding the position.
- Resident Martine Anderson said the funding from Proprietor's Green project was paid as a fee in lieu of affordable housing. She said it is very hard to build new affordable housing with FEMA problems.
- Martine Anderson said she is very proud of the Marshfield Housing Opportunity Partnership Program (MHOPP) and she understands CPC wants them to create affordable housing faster than they are doing but the town is only credited with 1% for every 100 units.
- Martine Anderson said if the money comes from another source it is taking away from affordable housing opportunities and she recommends that Jack Mather be the one who recommends how the funding is used.
- Martine Anderson said the Marshfield Housing Partnership has a few things in the works and it is the intention of the law to give us opportunities.
- Kerry Richardson said no one is saying the Housing Coordinator position should be eliminated but CPC needs to decide if it wants to spend the \$65,000.
- Kerry Richardson said some funds are being used for advertising and other costs and there is no reason these same funds couldn't be used to pay for the coordinator. He said the funds are held by the Marshfield Housing Authority and can be used by the Marshfield Housing Partnership.
- Michael Baird said he doesn't think that is how the program was presented.
- Tim Russo said he is open to adjusting the funding but CPC needs to put a plan in place before any possible modifications.

- Resident Jean McDonald said the funds from the Welch Company were given in lieu of payments for the creation of affordable housing. She said she understands CPC wants to see more affordable housing but it isn't something that comes out of the ground when you snap your fingers.
- Kerry Richardson said the CPC Coalition representative mentioned that some of the things being performed by the Housing Coordinator are not an appropriate use of CPC funds and there should be further discussion between the Marshfield Housing Partnership and CPC. There could also be a consideration for requesting a portion of the funds.

MOTION: Michael Baird made a motion to approve \$65,000 in Affordable Housing funds to pay for a Housing Coordinator position. No second, motion failed.

- Martine Anderson said Kerry Richardson made suggestions that the Housing Coordinator has been doing something illegal and she is not happy with the comments being made. She said Jack Mather can't be here on a Wednesday night. She said town meeting had been asked to set up a housing trust but the funds went to the Housing Authority instead.
- Tim Russo said no one said anything illegal is being done, only that Kerry said some of the activities conducted by the Housing Coordinator may not be in his job description

Athletic Fields/Playgrounds

- Department of Public Works Superintendent Tom Reynolds provided an overview of the last two years of projects completed with CPC funding for playgrounds (\$35,000 per year) and fields (\$100,000 per year).
- Bert O'Donnell asked if any handicap improvements have been made to the playgrounds.
- Tom Reynolds said any time new equipment is put in place they use ADA compliant pieces.
- Tom Whalen said the Gale Report said there are hardly any recreation areas in Marshfield with handicap accessibility.
- Tom Reynolds said the Coast Guard Recreation handicap ramp needs to be rebuilt with drainage, and the new Rockwood Road fields are built handicap accessible but they ran out of funding for a handicap accessible viewing area.

Senior Center Athletic Area

- Council on Aging Director Carol Hamilton said they have been working on this project for three years and they would like to complete the first phase of the second part of the project which includes 21 parking spaces, and new stairs and handrails at the ball field.
- Carol Hamilton said the parking is allowable because it was part of the original proposal and will cost \$144,900.
- Tom Whalen asked if they are coming back next year for the next phase and Carol Hamilton said yes.
- Tim Russo asked if this is Phase 2 of the approved walking path from last year and next year is Phase 3 and Carol Hamilton said yes.

- Tom Whalen said the original plan was for five additional parking spaces and Carol Hamilton said no it was for 14 but now it is 21.
- Tim Russo asked if this \$145,000 is part of the original proposal and Brian Murphy said yes. Carol Hamilton said it is always more when you do projects separately.
- Brian Murphy said parking was part of the First Phase with the walking trail.
- Sheila Gagnon said they completed a survey and worked with Weston and Sampson to develop 2A and 2B, parking is included in 2A and 2B and they desperately need the parking.
- Brian Murphy said when they first came to CPC they asked for \$450,000 for the entire project but got \$146,000 for the walking path, CPC took \$15-20,000 that overlapped both projects, redesigned it and came back at \$920,000. He said the final drawing is with the Council on Aging input.
- Brian Murphy said the initial design added 11 additional parking spaces, the project was redesigned, the fire department needed more space to turn around, the bids came in over, and now 21 parking spaces will be added.
- Bert O'Donnell asked if what they are getting now is the highest priority and Sheila Gagnon said yes.
- Tim Russo asked if this will finish Phase 1 and Brian Murphy said yes.

Governor Winslow Playground Project

- Karen Hubbard and Elizabeth Zimmer gave a presentation of a revised playground project request.
- Elizabeth Zimmer said the initial proposal was for playgrounds A and B for \$367,000 but they made significant modifications to their request reducing it by \$125,000.
- Elizabeth Zimmer said the current playground is showing its age and the drainage is showing. The main goal is inclusion of all children including those with disabilities and multi sensory disabilities.
- The new request, reduced by \$125,000 is for the net based structure with cables.
- Tim Russo asked if it will be modular and able to add on at a later date and Elizabeth Zimmer said probably not as the surfacing would have to be cut.
- Kerry Richardson asked if the structure has a lifetime guarantee and Elizabeth Zimmer said Pembroke has the same structure and it has been in place for 14 years with no issues, the typical life span of the structure is 20 years.
- Tom Whalen asked if it is a resilient surface. Elizabeth Zimmer said turf is an option over drainage, and gravel must be certain depths. Wood chips are a terrible option and not safe.
- Kerry asked if they asked the DPW for funds and Elizabeth Zimmer said the \$35,000 in playground funds available is committed elsewhere. She said they are still pursuing grants for another \$15,000.
- Karen Hubbard said the playground housed at GWS is used by the entire community
- Tom Whalen said he spoke with Superintendent Graziano who informed him playgrounds are not part of their budget and it is up to the DPW to bring the proposal forward.

- Tom Reynolds said the DPW is not considering requesting funds for playgrounds because the Town has already cut \$137,000 out of their expenses and general fund, and \$140,000 from DPW personnel funds for next year's budget.
- Tom Reynolds said Marshfield has 30 acres of new fields coming online and no funds to maintain them.
- Brian Murphy said 67 cents of every dollar of the town's budget goes to the school department.
- Tom Reynolds said only \$35,000 of the \$135,000 annual funds given to him by CPC previously is for playgrounds (three year program).
- Resident Jacobucci said social development is just as important as academic and just as important as sports for many students.
- Tom Reynolds said all of the town facilities lack maintenance due to a lack of funding. Tom Reynolds said you wonder why you have what you have and the town has spent millions of dollars to build fields and provided nothing to maintain them.
- Resident Pam Keith asked if the proposed structure is safe for kids jumping from the highest points.
- Elizabeth Zimmer said the surfacing depths correspond to the heights.
- Kerry Richardson said as a committee we need to invite Tom Miller to a meeting and ask why playgrounds are not being funded.

Street Hockey Rink

- Megan Enwright of Revamp the Rink gave an overview of the restoration project her group is undertaking and discussed the safety issues with the current facility.
- Megan Enwright said the existing rink was built in 1991 and is beyond repair, the doors don't close, the fencing has holes and does not hold, the pucks shoot out, etc.
- Coastal Stars player Aidan said he and his friends fall on the broken concrete, and they lose a lot of balls and pucks.
- Aidan Donoghue discussed the new rink system they have proposed which will be the same exact size as the existing facility.
- Aidan Donoghue said the new system is modular and sections can be replaced, it can withstand the weather and is low maintenance.
- Megan Enwright said the DPW will continue to take care of the rink and a maintenance fund has been set up to provide for any necessary repairs with an initial \$10,000. The only maintenance issues the new rink should have is to reseal the concrete when needed and repaint the lines every two years.
- John Fitzgerald said the funds for maintenance will come from fundraising, a golf tournament, Coastal Stars, and other events.
- Megan Enwright said the Keeler family has also made a substantial donation in memory of their son Adam who graduated from MHS in 2002 and the rink will be named for him.
- The Revamp the Rink group, in the process of obtaining nonprofit status, will raise the remaining \$40,000 cost which should not be difficult.

- Tom Whalen asked if the construction costs are based on prevailing wages and Megan Enwright said yes.
- Megan Enwright said they know CPC is in a difficult place financially.
- Coastal Stars player Shane said this is the best place to play street hockey and if you fix it up it will be awesome.
- Brian Murphy said this is a great project and the group has brought more than half the funds to the table.
- Recreation Director Ned Bangs said the rink is used by everyone in the community and when it was built 25 years ago it was a great project and it is the same thing now, it will really fill out the area.
- Kerry Richardson commended the Revamp the Rink parents for bringing such a large group of kids.

Project Application Votes Discussion

- Tom Whalen said there are no funds in the reserved fund account for FY17 and he would like to have CPC address this by putting aside \$300,000 of the estimated \$600,000 available.
- Bert O'Donnell said he too would like to see some held back.
- Kevin Cantwell said CPC should vote on the the projects here now and discuss putting funds aside later.
- Kerry Richardson said this should be an extended conversation and we do need some reserve funds.
- Tim Russo said he thinks everyone can agree we need a reserve.
- Tim Russo said all the projects before the CPC total \$445,000.

GWS Playground

MOTION: Kerry Richardson made a motion to approve \$125,000 for the Governor Winslow School playground. Second by Tim Russo. In favor: Tim Russo, Tom Whalen, Mike Bilas, Kevin Cantwell, Kerry Richardson, Bert O'Donnell. Abstain: Mike Baird. Absent: Michele Campion. Motion passes.

- Kerry Richardson asked if the CPC should determine a certain amount for playgrounds in case other schools come forward.
- Tim Russo said he is not sure because the schools all serve different populations.

Street Hockey Rink

MOTION: Kevin Cantwell made a motion to approve \$75,000 for the restoration of the street hockey rink. Second by Mike Bilas. In favor: Tim Russo, Tom Whalen, Mike Bilas, Kevin Cantwell, Kerry Richardson, Bert O'Donnell, Mike Baird. Absent: Michele Campion. Motion passes.

Senior Center Athletic Area

- Tom Whalen said he would like to see the project done at the same time not in phases and CPC should bite the bullet and pay the whole thing as you never know what will come up.
- Mike Baird said he likes doing it in phases.
- Tom Whalen said when doing it in phases what doesn't get done in the first phase runs into the second phase.
- Brian Murphy said these are stand alone projects and the way it is being done mobilization costs won't carry over.
- Tim Russo asked Carol Hamilton if she had a choice would she 1. Do nothing now, 2. Finish phase 1 or 3. Do it all at once.
- Carol Hamilton said they want to finish phase one, finish what they started and have it done as soon as possible.

MOTION: Mike Bilas made a motion to approve \$144,900 for the Council on Aging Athletic Area. Second by Tim Russo. In favor: Tim Russo, Mike Baird, Mike Bilas, Kevin Cantwell, Kerry Richardson, Bert O'Donnell. Abstain: Tom Whalen. Absent: Michele Campion. Motion passes.

Playground/Athletic Fund for DPW

- Mike Bilas asked Tom Reynolds if he has enough in his budget for this item already.
- Tom Reynolds said this funding supplements the budget and provides him the resources to keep up with what we have.
- Kevin Cantwell said this funding is to make improvements.
- Tom Reynolds said the funds go toward irrigation, dilapidated playgrounds and ADA compliance, all of which is expensive.
- Tim Russo said it was great when we had the funds but he doesn't think CPC can do this with the current funding levels.
- Brian Murphy said this came out of discussions with Gale Associates.
- Tom Reynolds said a three year plan was decided on to accomplish everything, this will get us to completion.
- Bert O'Donnell said the Tower Avenue project is very specific.
- Tom Reynolds said none of the playgrounds was discussed in the Gale Report and \$100,000 is for fields, \$35,000 is for playgrounds. He said he can make do with whatever he is given.
- Mike Bilas said there are two issues for him 1. Supplementing DPW budgets and 2. A three year plan.
- Brian Murphy said Marshfield is so short in DPW staffing.
- Tim Russo said I don't think it's a good year of funding.

- Tom Reynolds said there is no CPC supported maintenance, all of it is new stuff.
- Mike Bilas said the school department should be doing the playgrounds. He said if CPC has committed for three years we should go forward.
- Kerry Richardson asked if 100% of the \$100,000 was spent on ADA compliance.
- Tom Reynolds said no but any new apparatus is ADA compliant.
- Tom Whalen asked how you get to it, Tom Reynolds said you are grandfathered until you replace it.
- Tom Whalen said but it is not ADA accessible until it is replaced.
- Tim Russo asked what projects are planned and if 50% is going to Tower Ave.
- Tom Reynolds said Tower Avenue is to move baseball fields, a new back stop, new basketball court, playground, volleyball area and parking.
- Ned Bangs said he and Tom Reynolds met with the neighbors to find out what they need and want at Tower Avenue.
- Tim Russo asked Tom Reynolds if \$50,000 could do it.
- Tom Reynolds said that would be a stretch.
- Mike Bilas said we should just wrap up this three year project.

MOTION: Kerry Richardson made a motion to approve \$100,000 for the Athletic and Playgrounds project. Second by Kevin Cantwell. In favor: Mike Baird, Mike Bilas, Kevin Cantwell, Kerry Richardson, Bert O'Donnell. No: Tim Russo. Absent: Michele Campion. Motion passes.

Beach/Coastal Study

- Cindy Castro gave an overview of the \$35,000 proposed Beach/Coastal study being proposed. The study will outline the issues facing the coastline and beaches in Marshfield, and make recommendations on what the town can do to improve the area for residents passive recreation use.
- Cindy Castro said the beaches/snack bar are on a revolving account and bring in just under \$300,000 in revenue which barely pays for the lifeguards, staff, maintenance, etc.
- Tom Whalen said we don't know what open space is looking for yet.
- Cindy Castro said not all of the study will look at recreation some of it will be the preservation of the coastline area.
- Lt. Bill Sullivan said Marshfield beaches are very lacking in amenities and they would like to see a plan that can help evaluate recreation needs.
- Karen O'Donnell said the town must update its Open Space and Recreation Plan and if we don't do the update, no one can get a grant. All towns must have an updated plan in place.
- Cindy Castro said the beaches also hope to identify new areas for parking for the beaches.
- Bert O'Donnell said how much is in the current Open Space and Recreation Plan on the beaches.
- Cindy Castro said she will talk to Greg Guimond.

Open Space and Recreation Plan

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- Kerry Richardson said CPC can vote in April for up to \$35,000
- Karen O'Donnell said the first draft has to be in to the state by June 30, 2017
- Karen O'Donnell said she will also speak to Greg Guimond to see if the Beach Study and Open Space/Recreation study can be combined.

Next Meeting

- The next meeting will be Wednesday, March 9, 2016.

Adjourn

MOTION: Tim Russo made a motion to adjourn the Open Meeting at 9:50 p.m. Second by Tom Whalen. All in favor: Tim Russo, Mike Baird, Mike Bilas, Kevin Cantwell, Kerry Richardson, Bert O'Donnell, Tom Whalen. Absent: Michele Campion. Meeting adjourned.

Respectfully submitted,

Carolyn Shanley, CPC Administrator