

**Town of Marshfield
Community Preservation Committee
Open Meeting Minutes --- October 14, 2020
ZOOM Video Remote Meeting**

Members Present: Kevin Cantwell - Chair, Tim Russo - Vice Chair, Bert O'Donnell, Michele Campion, Mike Bilas, Denis Kelleher, Kerry Richardson

Guests: Craig Jameson, Keith Demers, Amy Boyce, Dean Copeland, Cindy Castro, Michael Maresco, Don McAleer

Call to Order: Kevin Cantwell made a motion to open the meeting at 7:01 pm. Seconded by Mike Bilas. Roll Call Vote: Kevin Cantwell - yes, Tim Russo - yes, Kerry Richardson - yes, Michele Campion - yes, Bert O'Donnell - yes, Denis Kelleher - yes, Mike Bilas- yes.

Coast Guard Hill Playground: Craig Jameson, Recreation Director, is requesting \$110K for a playground to enhance programming at the Ferry Street location for ages 5-12. Currently, there are basketball courts, a small soccer field, beach volleyball, a nature trail and a fake rock that children use to climb. A play structure would provide additional outdoor activity, essential for the younger group, especially during COVID. Craig researched structures and found one that would be a good fit. Play areas are in short supply at this end of Town. The goal is to see entire families be able to access this area and have an activity for all.

The Board would like to see a unique offering, not a repeat of other facilities, such as a rock climbing wall or zip line. They encouraged Craig to look into other options; to also look into other grants, in kind services, and local contributions. A Board member site visit is encouraged.

Craig agreed to look for other funding as well as a unique feature attraction for this site.

Senior Affordable Housing: Town Administrator, Michael Maresco addressed the need for affordable housing, specifically for seniors in Town. Elder residents should not need to leave their own town to find appropriate housing. Two locations are being considered for purchase to build 4-5 handicap accessible units at an estimated CPC cost of \$2M. An environmental assessment study (21E) may need to be completed, and a preliminary design drawn to get more accurate pricing.

Other less expensive options were discussed amongst the Board, such as expanding Grace Ryder or offering a rental assistance program. A meeting with Housing Partnership, DHCD – Department of Housing and Community Development, may help sort out possibilities. South Shore Housing, Habitat for Humanity and Housing Authority should be consulted for ideas.

M Maresco commented that congregate living has become less appealing since COVID. Converting all units at Grace Ryder into apartments should be considered.

Hatch Mill: Dean Copeland, Hatch Mill President and Board of Director's Amy Boyce are looking for a grant to help complete the ongoing project of restoring the historic mill into a museum type setting. Pond dredging or possibly hydro raking is required for water driven equipment operation. Estimates received offered different solutions, with a ballpark of \$350K. They would like time to further investigate which method is sufficient and to gather additional estimates. With the realization of these high expenses, machine restoration would no longer be included in this application and funded elsewhere.

CPC members questioned the water source integrity, if dredging would need to be repeated, will future requests for money keep coming as multiple CPC grants have already been awarded. Are there in kind restoration sources available such as carpentry students?

The Hatch Mill members explained that the water source, Two Mile Brook, is secure. If the water is not stagnant, further dredging should not be necessary. New Board members are leading this project and plan to get it finalized without returning to the CPC. Keeping restoration historically accurate is a top priority, hiring non-professionals for this work can be risky.

Tim Russo recalled that in 2013 the Hatch Mill folks also stated they would not return for further funding.

It was advised they gather letters of support from neighbors as well as the Historical Commission.

Mobi Mats: Cindy Castro, Beach Supervisor, would like \$30K to obtain more of the popular Mobi Mats for various access spots along the shoreline. Mats are preferred at these locations as storms destroy tarred pathways. Fresh sand and a mat can be laid early summer, then removed and stored September of each year.

Housing Coordinator: The salary and expenses for a Housing Coordinator at \$75K was discussed by the Board. At one time, the amount was to also include the hire of a Technical Advisor, which is currently not necessary. There are existing funds in the account that should reduce the grant this year; a more accurate amount of need will be determined.

Athletic Fields: DPW will be invited next meeting to detail their request for \$100K to replace playground and basketball equipment.

Financials: An updated Condition of Accounts and Expenditure Report will be sent to Board members for review.

Minutes Review: Kerry Richardson made a motion to accept July 8, 2020 meeting minutes as amended and to accept September 9, 2020 meeting minutes as written. Bert O'Donnell seconded. Approved 6-0-1 by roll call vote: Kevin Cantwell - yes, Michele Campion - yes, Kerry Richardson - yes, Bert O'Donnell - yes, Mike Bilas - yes, Denis Kelleher - yes, Tim Russo - abstain.

Other Business: The Senior Center project is nearing completion. Upgrades at Peter Igo Park are now complete.

Next Meeting Date: Tentatively scheduled for November 18, 2020 at 7:00 pm.

Adjournment: Denis Kelleher made a motion to end the meeting at 8:20 pm. Tim Russo seconded. Approved 7-0 by roll call vote: Kevin Cantwell - yes, Kerry Richardson - yes, Michele Campion - yes, Tim Russo - yes, Denis Kelleher - yes, Mike Bilas - yes, Bert O'Donnell - yes.

Respectfully submitted,

Tracy Pomella
CPC Administrative Assistant

Minutes Approved December 9, 2020