

**Town of Marshfield
Community Preservation Committee
Open Meeting Minutes --- December 9, 2020
ZOOM Video Remote Meeting**

Members Present: Kevin Cantwell - Chair, Tim Russo - Vice Chair, Bert O'Donnell, Mike Bilas, Denis Kelleher, Kerry Richardson. Michele Campion – 7:03pm.

Guests: Don McAleer, Craig Jameson, Nancy Bowers

Call to Order: Kerry Richardson made a Motion to open the meeting at 7:01pm. Motion seconded by Denis Kelleher. Approved 6-0 by Roll Call Vote: Kevin Cantwell - yes, Kerry Richardson - yes, Tim Russo - yes, Bert O'Donnell - yes, Mike Bilas - yes, Denis Kelleher - yes.

Kevin Cantwell informed the Board that the DPW and the Housing Coordinator application discussions will be postponed until next meeting. He also made sure everyone was aware that the Hatch Mill application was withdrawn.

Ferry St/Coast Guard Hill Playground: Craig Jameson updated the Board on his plans for a playground after researching unique feature and costs with Childscapes. A zipline, similar to that at South River School would be \$80,000 alone. A more typical structure with climbing features, multiple swings, and poles would cost \$59,000 (sale price). Craig would prefer to go with the more traditional style, given the expense.

Structure - \$59,000
Shade Shelter - \$10,000
Lights/Cameras - \$10,000
Contingency - \$30,000 – if sale price expires.
Total = \$109,000

K Cantwell reminded Craig to coordinate with DPW for possible savings, as they are also looking to install a playground.

K Richardson suggested an extra 10% contingency (11K) be added for unforeseen issues.

B O'Donnell cautioned to be aware of wetlands nearby. He also said that he supports this playground but wants to make sure there is not too much overlap of recreational offerings in Town.

C Jameson will keep in touch with DPW. He has already spoken with Bill Grafton in Conservation, who approved the location. Although this playground may not have a unique feature, Craig feels the location is in need of a play structure and will greatly improve programming for the Recreation Department.

MOTION: Mike Bilas made a Motion to recommend the Town approve \$121,000 CPC funding for a new playground at Ferry Street/Coast Guard Hill. Tim Russo seconded. Roll Call Vote: Mike Bilas – yes, Tim Russo – yes, Denis Kelleher – yes, Bert O'Donnell – yes, Kerry Richardson – yes, Michele Campion – yes, Kevin Cantwell – yes. Motion passes 7-0.

Business Not Anticipated 48 hours in Advance:

Senior Affordable Housing: Kevin Cantwell spoke with Town Administrator, Mike Maresco about the possibility he may withdraw his application. M Maresco said the Board of Selectmen have instead revised their application. They would like to put 4-6 units of handicapped accessible senior housing, with a Record Storage Facility in the basement of the Town owned Alamo building at 76 South River Street. A design layout, cost and feasibility for this location will be prepared by the “on call” Architect and Engineering Firm, CBI. M Maresco will reach out to the DHCD to see about other potential funding sources. The Chair of the Housing Partnership is in support of this idea. M Maresco is asking for another 30 days to get information together for a CPC vote.

Tim Russo expressed concern over location and its proximity to South River Elementary – traffic issues, neighbor support, and possible CORI requirements. T Russo would like to know what surrounding Towns have paid per unit of affordable housing. He would like to see a sort of “guidebook” to refer to when considering rehabbing or building new.

Kerry Richardson said the cost is very high, at \$400-\$600K/unit. A feasibility study should be done to see if handicap housing is even needed. He said at the Housing Authority, handicap housing goes unoccupied. He also said that if the Town plans to turn over management to the State, maybe the State should help with funding. And if the building is deemed historic, maybe a portion should come from historic funds category.

Bert O'Donnell said it was originally built as a High School in 1920s but he questions if it is historic, or just old. He would like to hear if there is support from the Housing Partnership or South River School.

Michele Campion questions the condition of the building, if there is asbestos and lead paint if it is appropriate for housing. She will look into the historic value of the property. If it is truly historic, it should be put on the registry.

Kevin Cantwell would like to see a housing plan to assess what should be done. What are other possible locations? Can existing housing at Grace Ryder and Tea Rock Gardens be expanded on. Affordable family units are also needed in Town. What housing is being planned at the recently purchased property 1929 Main Street? Fred Russell, Town Facilities Manager should be consulted on condition of Alamo building.

Mike Bilas thinks the plan is not well thought out or coordinated. It would make more sense to get things in order and return to the CPC next fall.

Denis Kelleher said 30 days should be allowed for BOS to present a more detailed plan, although there is a lot of missing information.

Minutes Review: MOTION: Tim Russo made a Motion to approve meeting minutes of October 14, 2020. Denis Kelleher seconded. Approved 7-0 by Roll Call Vote: Tim Russo – yes, Denis Kelleher – yes, Michele Campion – yes, Bert O’Donnell – yes, Kerry Richardson – yes, Kevin Cantwell – yes, Mike Bilas – yes.

Kevin Cantwell read revisions to November 18, 2020 meeting minutes.

MOTION: Mike Bilas made a Motion to approve revised meeting minutes of November 18, 2020. Tim Russo seconded. Approved 7-0 by Roll Call Vote: Bert O’Donnell – yes, Kerry Richardson – yes, Denis Kelleher – yes, Michele Campion – yes, Mike Bilas – yes, Tim Russo – yes, Kevin Cantwell – yes.

Financials: Monthly Condition of Accounts and Expenditure Reports were sent to Board members. K Cantwell said there is approximately 1.8 million in the CPC funds for FY2022.

Next Meeting Date: Tentatively scheduled for January 13, 2021 at 7:00 pm.

Adjournment: Kerry Richardson made a Motion to end the meeting at 7:53 pm. Tim Russo seconded. Approved 7-0 by Roll Call Vote: Kerry Richardson - yes, Tim Russo – yes, Mike Bilas – yes, Michele Campion - yes, Denis Kelleher - yes, Bert O’Donnell - yes, Kevin Cantwell - yes.

Respectfully submitted,

Tracy Pomella
CPC Administrative Assistant

Minutes Approved January 13, 2021