

Approved February 10, 2016

## Marshfield Community Preservation Committee

### Open Meeting Minutes

January 13, 2016

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

Others in Attendance: Norma Haskins, Otis Carney, Bill Scott, Bill Lyons, Polly Smith, Aaron Dougherty, Sheila Gagnon, Karen Hubbard, Emily Baird, Elizabeth Zimmer, Brandon Riley, Don McAleer, Greg Caille, Karen O'Donnell, Brian Murphy.

MOTION: Tim Russo made a motion to open the meeting at 7:04 p.m. Second by Tom Whalen.

MOTION: Mike Baird made a motion to accept the Open Meeting Minutes of December 9, 2015. Tom Whalen second. All approved. Absent: Kerry Richardson, Michele Campion.

#### Open Space Discussion

- Karen O'Donnell said Open Space did not get the grant applied for Union Street property probably because there is already a conservation restriction on part of the property.
- Karen O'Donnell said they applied for another grant for 310 Furnace Street, and there is a signed P & S for the property.
- Karen O'Donnell said there will be a warrant article for Furnace Street property from CPC or Open Space as well.
- Karen O'Donnell said Open Space is gearing up to update the Open Space/Recreation plan for 2017.
- Tom Whalen said there is a lot of new work with the flood lines and professionals are needed to do it. Susan Caron, former Open Space chair, did most of it the last time.
- Bert O'Donnell said we should look at what other towns have paid to have it done, Hanover about \$35,000, Marshfield about \$6,500, a lot of the material is boiler plate.

#### Affordable Housing Update

- Michael Baird said the Marshfield Housing Partnership just closed on its 20<sup>th</sup> unit at the end of December and has set a January 21, 2016 closing date for its 21<sup>st</sup> unit. The grant for this unit is \$118,000.

#### Historic Applications Update

- Law Office. Otis Carney reviewed new bids submitted for the fireplace/chimney projects, and electric work for Law Office.

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- Otis Carney said the DPW was going to do the landscaping but can't. They have an estimate from Ground Effects for landscaping. Otis Carney said they want the landscaping for the Law Office to look as nice as the rest of the estate.
- Tom Whalen said that anything over \$35,000 has to be opened up to public bid.
- Otis Carney said to keep in mind that this is town owned land, a town owned building, and a national landmark. Anyone doing the carpentry and painting must be skilled.
- Tom Whalen asked about building in maintenance for the overall restoration project.
- Otis Carney recommended it be in the town budget for historic maintenance as maintenance doesn't happen every year.
- Otis Carney said the trades won't be there at the same time so there is no overlap and the DPW will oversee the project, and Rod will be the Project Manager.
- Tom Whalen said to ask Rod about procurement laws for this project.
- Tom Whalen said this should be a Special Town Meeting vote for the Law Office.
- Otis Carney said a project of \$40K should need much of a contingency. He will be back in February.

#### Winslow House

- Aaron Dougherty presented the three bids for a restoration study at the Winslow House: \$5,000 from Finch and Rose; \$7,800 from Ground Root Preservation Group, and \$9,300 from Building Preservation Associates.
- Aaron Dougherty said his preference is to go with Building Preservation Associates as they were recommended by restoration carpenter Mike Burrey.
- Tom Whalen said that Finch and Rose offered a lower bid not to exceed \$5,000 because they did the earlier two phases and has a lot of the information already.
- Aaron Dougherty said that if the project goes over the requested amount they will do fundraising.

MOTION: Tom Whalen made a motion to approve \$5,000 in Historic Preservation funds to the Winslow House for a restoration study. Tim Russo second. All approved.

#### Senior Center Athletic Facility

- Consultant Brandon Riley of Weston & Sampson presented the final design plan for the Senior Center Athletic area.
- Brandon Riley said based on the over 300 survey responses a final plan was developed incorporating additional parking, amenities, picnic areas, open space, outdoor fitness equipment and trees for shade.
- Brandon Riley said the biggest changes were 1. eliminate parking on the lower level, 2. additional spaces in front of the building, 3. create accessible route. 4. terraced wall. 5. accessible route to bleachers. 6. reconstruct stairway. 7. consolidate buildings.

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- Brandon Riley said Phase 2A will put most of the infrastructure in place and 2B will add additional parking, bocce, batting cage and buildings. Phase 2A costs are approximately \$635,000 and Phase 2B about \$435,000.
- Brandon Riley said if completed in one phase the cost would be less as phased projects always cost more, and the project manager costs are already built in.
- Tim Russo said that money is tight this year and wants to know if there are any other funding sources available.
- Carol Hamilton said fundraising is ongoing through the Council on Aging Boosters Group.
- Brian Murphy said fundraising is possible but he is not sure.
- Tom Whalen said any grants should be pursued.

#### Governor Winslow Playground Project

- Principal Karen Hubbard gave an overview of the playground project request and said the area is in need of improvement and the fields are used by the entire community.
- Parent Elizabeth Zimmer said they have selected Landscape Structures as a vendor.
- Elizabeth Zimmer said a committee was formed in September and they have already received a \$13,600 grant for a piece of equipment for handicap children. There are 420 students at GWS and 1/5 are on individual education plans.
- Elizabeth Zimmer said the current equipment is from 1996 and the surface on which it sits is inadequate, she said the new playground is constructed of cables and requires very little to no maintenance, only tightening every three years.
- Elizabeth Zimmer said the larger Playground A equipment is a cost of \$107,700 and Playground B is \$84,000. Cost to do the entire project at one time will be \$401,000 and the CPC request is for \$367,500.
- Tom Whalen asked who controls the playgrounds/school grounds.
- Elizabeth Zimmer said the DPW is in charge of the grounds and does put down surface mulch that is supposed to be between 9-12 inches deep. The mulch should be raked every day and the entire school staff has helped with the raking but you can see the drainage underneath.
- Karen Hubbard said playground injuries are rare but usually are a result of inadequate ground coverings.
- Elizabeth Zimmer said the cost for mulch and wood chips is \$4,500 per year.
- Bert O'Donnell said all of the schools have worn out equipment and where is the school administration in all this?
- Elizabeth Zimmer said they have been supportive but do not cover the costs.
- Tim Russo asked if the group would be open to doing half the project as money comes in and also how long construction will take from start to finish.
- Elizabeth Zimmer said it will take only a week and they have received lots of in kind donations.
- Karen Hubbard said if only half the project could be funded they would opt for Playground A which is used by the entire community.

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MOTION: Tim Russo made a motion to adjourn the Open Meeting at 9:15 p.m. Tom Whalen second. All in favor. Meeting adjourned.

Respectfully submitted,

Carolyn Shanley, CPC Administrator