

**Town of Marshfield
Community Preservation Committee
Open Meeting Minutes --- December 8, 2021
ZOOM Meeting**

Members Present: Tim Russo – Vice Chair, Bert O’Donnell, Meghan Enwright, Mike Bilas, Denis Kelleher, Kerry Richardson. Michele Campion – 7:04 pm. Kevin Cantwell – not present.

Guests: Cindy Castro, Michael Maresco, Steve Darcy, Bill Grafton, Tom Whalen

Call to Order: MOTION: T Russo made a motion to open the meeting at 7:01 pm.

Minutes Review: MOTION: K Richardson made a motion to accept the meeting minutes of November 10, 2021 as written. M Bilas seconded. Approved 5-0-0 by Roll Call Vote: M Enwright - yes, D Kelleher - yes, K Richardson - yes, M Bilas - yes, T Russo – yes.

FY23 Applications to Review:

Beach Access: \$30,300 B Grafton explained the desire to make public pathway to the beach at Winslow Ave extension more accessible. Phase 1 would regrade a steep hill at the top of path leading down to the footbridge, with appropriate plantings to help with erosion. This surveying, resurfacing, and legal fees expected to cost \$14,800.

Phase 2 would straighten the winding path from the footbridge down to the beach, allowing 150 feet of Mobi Mats to make the path ADA accessible, and keep people off the dunes. Signage would be placed to help direct users as well. Phase 2 is expected to cost \$15,500.

T Russo asked if the area had been surveyed previously.

M Maresco said it had not, they hope to do that. Two homes have fences that are possibly in the pathway, making it narrow and dangerous. An agreement will need to be worked out.

B O’Donnell questioned the steepness being appropriate for ADA access. He asked who would manage, maintain this area. Is there parking close by for beach goers?

B Grafton said the steepness does present limitations, but they would like to increase accessibility.

C Castro said the Beaches Dept. is maintaining the area and would remove potential Mobi Mats seasonally.

M Maresco answered that although there is no parking, this area is used by neighboring families and drop offs. He would like to make this pristine beach available to all residents.

K Richardson asked if there would be any expected maintenance due to storms.

C Castro said any maintenance would be minimal after regrading of upper area, and Mobi Mats are not an issue since they are removed.

T Russo asked if there are statistics of how many people use this pathway.

C Castro replied no.

D Kelleher estimated hundreds of people could be at this site on a summer day. He cautioned that any work needs to be done thoughtfully to minimize upset, and to be mindful of abutters feedback.

Dog Park: \$250,000 M Maresco outlined the current situation of the dog park project. Previously, the CPC granted \$50,000 and the Stanton Foundation awarded a \$25,000 design grant to get the Park underway. After finally securing a site, the chosen location's typography has forced a higher than expected price tag, estimated to be \$840,000. The most costly items in this estimate is regrading, terracing, and plantings. In order to be eligible for an additional \$225,000 grant from the Stanton Foundation, guidelines must be followed. These include an ADA walkway, fencing with ADA gates, landscaping, shade shelter, and water connection. Hardtop will be used in place of cement, and painted to protect from burning paws. Two fenced areas will allow separation of large and small dogs. Water is necessary to establish new trees and shrubs, and for drinking. Ongoing maintenance will be organized by the Friends of Marshfield Dog Park (FOMDP). This includes filling waste bag stations and hiring a company for waste removal.

S Darcy believes the Dog Park will be a great amenity for residents that will serve many dog families for years to come. It will reduce animal waste and wear and tear on ballfields, beaches, and neighborhoods. He noted that the cost has doubled in the past 5 years, but they are working hard to reduce expenses. The FOMDP hold fundraisers every 2-3 months, and better deals on materials, donations are continually being sought.

M Bilas asked what is the minimum amount required to be up and functional.

M Maresco thought at least \$200,000 would secure the Stanton grant and they would be able to break ground in June, 2022. It cannot go out to bid until funding is secured.

T Russo asked how they expect to raise the remaining \$260,000.

S Darcy said through donations and fundraising, and alternate bids, he felt they could get the remainder. Also, the most recent storm knocked down many trees that could possibly be used for wood chips at the Park.

M Maresco said that could mean a savings of \$73,000.

M Campion thought it to be an aggressive fundraising schedule. She asked if there are other grants available.

S Darcy said possibly, they are looking into it.

K Richardson also stated concern for the probability of raising this amount.

S Darcy said if they could not reach their goal, the money would be returned to CPC. The longer time goes by, the more expensive the project will be. It is necessary to act quickly.

K Richardson asked if a different location is still being pursued.

M Maresco answered that conservation restrictions in place have been an issue with different parcels.

B O'Donnell asked if fill is needed to regrade the site.

M Maresco answered that it would not be needed. The top of the slope will be cut and pushed to the lower section.

B O'Donnell commented that dogs would not need a super flat area.

D Kelleher asked if weed whacking would also be maintained by FOMDP.

M Maresco said it would.

FY23 Applications for Discussion/Possible Vote:

Playground Upgrades: \$130,000 The Board briefly discussed the application but were in agreement that a spreadsheet, listing what would be purchased, upgraded, and specifically at which playgrounds would be helpful before a vote. A request for this will be sent to applicant, Tom Reynolds.

Blacksmith Shop: \$80,316 C Castro explained that the request increased from \$75,000 with the addition of structural beams and allowance for prevailing wages. She commented that the building was built on a historic estate in late 1700 or early 1800s, later donated to the Town and relocated to the Winslow property. It has become a field trip highlight for 3rd graders to learn about the art of blacksmithing. This Town owned building will not last without improvements.

T Russo asked if the building is listed on the historic registry.

M Campion replied that it is not currently, but could be considered for such at the next Historical Commission meeting on January 4, 2022.

T Russo questioned if CPC could legally fund this if the building is not deemed historic, Town Counsel, Galvin should advise.

K Richardson suggested the Historical Commission may want to rank the importance, value of all properties for future reference.

M Campion agreed it is a good idea but would take time.

K Richardson asked if the building is insured.

M Maresco said it may be covered under umbrella, best to check with Town Counsel for specifics.

Vote will be considered next meeting, January 12, 2022.

Any Other Business: K Richardson told the Board that B O'Donnell had mentioned a property in Town that may be a good location for affordable housing. K Cantwell is looking into this. B O'Donnell commented that he believes the use of an existing structure is better option than a new build.

Next Meeting Date: January 12, 2022 at 7:00 pm.

Adjourn: MOTION: T Russo made a motion to end the meeting at 8:34 pm. M Bilas seconded.

Respectfully submitted,

Tracy Pomella
CPC Administrative Assistant

Minutes Approved January 12, 2022