

**Town of Marshfield  
Community Preservation Committee  
Open Meeting Minutes --- January 12, 2022  
ZOOM Meeting**

**Members Present:** Kevin Cantwell - Chair, Tim Russo – Vice Chair, Bert O’Donnell, Meghan Enwright, Mike Bilas, Denis Kelleher, Kerry Richardson, Michele Campion.

**Guests:** Don McAleer, Michael Maresco, Cindy Castro, Phil Tavares, Bill Grafton, Mark Stiles, Ned Bangs, Pam Keith, Jim Fitzgerald, Lara Brait, J Johnson

**Call to Order:** MOTION: M Bilas made a motion to open the meeting at 7:01 pm. Approved 8-0 by Roll Call Vote: M Bilas – yes, T Russo – yes, M Enwright – yes, K Richardson – yes, D Kelleher – yes, B O’Donnell – yes, M Campion – yes, K Cantwell – yes.

**FY23 Applications to Review:**

Harbor Parking: Harbormaster, Mike Dimeo revised the application for a parking lot and a walking trail along it’s perimeter to be for a walking trail only. This would reestablish an old overgrown trail along the top of the berm, 6-8’ wide, with compact stone dust. It is unused Town owned land that would be used for passive recreation for the community.

- T Russo asked if the path would be ADA compliant. M Dimeo replied that they would make it as compliant as possible. There could not be a handrail or guardrail on top of the berm, but its’ width would make it safe for walkers, joggers, and bikers.
- B O’Donnell thought the land was DPW controlled. M Dimeo thought the same, but discovered it was in control by Board of Selectmen, or Town since 1931.
- B O’Donnell advised M Dimeo contact the Trails Committee. He also advised getting DPW support, as one DPW Board member has been very vocal with opposition. M Dimeo agreed that many committees and departments are vital for its success. Ned Bangs, Trails Committee Vice-Chair said this is all new news for him and he would like to get better educated on this proposal.
- B O’Donnell finds the amount high for a project that could not be fully ADA compliant. M Dimeo replied that prevailing wages increase the cost. It also includes a contingency. He reminded the Board that he has always been mindful in returning unneeded funds to the CPC.
- M Campion asked for clarification as to the length of the trail and where it began and ended. M Dimeo answered that it was 1805 linear feet and the loop would begin on the north side of the berm, carry along the top ending on the south side.
- D Kelleher asked if any other entry points would be added. Have any abutters expressed concern for the trail? M Dimeo said no other entry point included. He said no abutters have voiced opposition to the trail.

- K Richardson figured the cost was \$70 per linear foot. He wondered if there is a way to reduce cost through pro bono work or other grants. M Dimeo said he would be looking into this.
- B Grafton stated that all permits are in place, the path is in a buffer zone not in wetlands and it has ConComm approval.
- Pam Keith questioned if it could be permitted as it had not yet been cleared by the Zoning Board, which is legally required. She said residents learned that there is a ConComm restriction on this land from 1971 that the Town has ignored. She warned there could be a lawsuit if an agreement was not reached. Also, regrading of the land could cause flooding issues.
- B Grafton answered that the path itself would be considered an exempted activity. He commented that Marshfield Trails are a highlight for the Town that non-residents admire.
- Lara Brait, Executive Director of the Marshfield Chamber of Commerce expressed her support for this project. She confirmed that the Trails Map that was developed a few years back has been valuable to new residents and she feels this location will be a great addition.

Dog Park: M Maresco informed the Board of another parcel of land for the proposed Dog Park that appears to have many advantages. It is a level lot to the right and rear of the Boys and Girls Club acquired by eminent domain in 1988. There is an existing parking lot abutting the land. Many trees already exist to lessen the cost of plantings. Its' proximity to the road would likely decrease the cost for electric and water connections. The new location would lower the request for CPC funds to \$200,000.

- T Russo, noticing that the land abuts playing fields, recommended high netting to stop balls from landing within the dog park. M Maresco thought that to be a great idea.
- K Cantwell mentioned that the Select Board will first need to vote to authorize the changed use of the land.
- K Richardson asked if a parcel by the landfill had been considered. M Maresco replied that a solar field is planned for that location.
- M Bilas asked how much was reduced in the request to CPC. M Maresco answered that it decreases by \$50,000. The Friends of Marshfield Dog Park will be reaching out to other donors to help supplement costs by selling bricks, planters, and benches with inscribed names. Any excess raised would be returned to the CPC.
- K Cantwell asked M Maresco to get back to the CPC after convening with Select Board. He mentioned letters of support for the Dog Park were recently received by Chief Phil Tavares, Atty Mark Stiles, and Dr Joseph Shrand, all will be filed with the application.

### **FY23 Applications for Further Review/Vote:**

Blacksmith Shop: C Castro updated the Board that the Blacksmith Shop has been deemed historic by the Historical Commission, making it eligible for CPC funding.

- K Richardson asked what percentage of the intended work would be for historic compared to non-historic restoration. C Castro replied that 100% of the work would be

for historic. Jim Fitzgerald commented that the bottom of posts have been eaten by beetles and collar ties need repair.

- K Richardson asked how the property ranked in priority for the Historical Commission. C Castro ranked it as high priority, stating few historic structures are still intact.
- K Richardson wondered if there are other historic grants for which it could qualify. C Castro said if any other grants were awarded, the CPC fund would be credited. M Maresco warned that other grants may have requirements that could actually add extra expense per the Secretary of the Interior's Standards.
- D Kelleher asked if a contingency was included. K Cantwell confirmed there was.

MOTION: M Bilas made a motion to recommend the Town approve **\$81,000** in CPC funding for restoration of the Blacksmith Shop on the Winslow House Estate. T Russo seconded. Motion approved 8-0 by Roll Call Vote: K Richardson – yes, D Kelleher – yes, M Campion – yes, B O'Donnell – yes, T Russo – yes, M Enwright – yes, M Bilas – yes, K Cantwell – yes.

Beach Access: C Castro explained the need to change the application as engineering costs had not been included in original proposal. Surveying of the land, permitting and hiring a company to design an engineering plan that will alter the steep slope from the top at Winslow Ave down to the footbridge. She presented two received proposals for the engineering, \$10,500 and \$11,500. She was told that drainage should not be an issue. The application is amended to alter the steep slope from Winslow Ave down to the footbridge, the Mobi Mats are being removed from the request. Surveying was estimated between \$7,000 and \$8,000. With the addition of a contingency, the revised request total is \$22,000.

- B O'Donnell commented that roughly \$45,000 should be coming back from the previously funded Rexhame Boardwalk project that was cancelled. K Cantwell said they could not directly transfer those funds, although he agreed those funds would be coming back to the CPC.
- M Maresco said the surveying must be done to determine if abutters placed fences encroaching on Town land.

MOTION: K Richardson made a motion to recommend the Town approve **\$22,000** in CPC funding for the surveying and engineering of the Winslow Ave Extension Beach Access project. M Bilas seconded. Motion approved 8-0 by Roll Call Vote: K Richardson – yes, D Kelleher – yes, B O'Donnell – yes, M Campion – yes, M Enwright – yes, T Russo – yes, M Bilas – yes, K Cantwell – yes.

Playground Updates: K Cantwell reviewed the cost breakdown submitted by Tom Reynolds. \$55,000 for Rockwood Rd Complex for a shade shelter, ADA walkway, and flagpole; \$30,000 for updated equipment at the small play area at entrance of Gov. Winslow School; and \$45,000 for a camera study, including purchase and installation, at CPC funded locations; for a total of \$130,000.

- T Russo asked if the broken basketball hoops at Gov. Winslow would be addressed. K Cantwell said they would discuss with T Reynolds, town wide hoops were to have been included in last year's proposal.

- B O'Donnell wanted to know who would be responsible to monitor cameras. He feels police are most qualified. K Cantwell said this would need to be decided, possibly DPW or Recreation Dept., or Police. Film would not need constant monitoring, could be referred to when problems arise.
- M Campion asked if actual proposals had been received for this work. K Cantwell replied that they were only estimates. M Enwright thought the numbers to be too light. K Cantwell said if the amount is inadequate, some work will need to be eliminated.
- K Richardson wants to see DPW follow up quarterly with what has been accomplished with all CPC funding.

**MOTION:** M Bilas made a motion to recommend the Town approve **\$130,000** in CPC funding for playground updates. K Richardson seconded. Motion approved 8-0 by Roll Call Vote: K Richardson – yes, M Enwright – yes, M Campion – yes, M Bilas – yes, T Russo – yes, B O'Donnell – yes, D Kelleher – yes, K Cantwell – yes.

**Minutes Review:** MOTION: T Russo made a motion to approve the meeting minutes of December 8, 2021 as written. D Kelleher seconded. Approved 8-0 by Roll Call Vote: T Russo – yes, M Bilas – yes, M Enwright – yes, B O'Donnell – yes, M Campion – yes, D Kelleher – yes, K Richardson – yes, K Cantwell – yes.

**Other Business:** K Cantwell would like newly hired Town Accountant, Anne Bastille, invited to next meeting to discuss CPC accounting.

K Richardson would like to discuss history of CPC allocations and possible redistributions in the future. He is working with Administrative Assistant to collect and chart financial information.

**Next Meeting Date:** February 9, 2022 at 7:00 pm.

**Adjourn:** MOTION: M Bilas made a motion to end the meeting at 8:27 pm. K Richardson seconded. Approved 8-0 by Roll Call Vote: M Bilas – yes, K Richardson – yes, M Enwright – yes, B O'Donnell – yes, M Campion – yes, T Russo – yes, D Kelleher – yes, K Cantwell – yes.

Respectfully submitted,

Tracy Pomella  
CPC Administrative Assistant

Minutes approved February 9, 2022