

**Town of Marshfield
Community Preservation Committee
Open Meeting Minutes --- January 11, 2023
OPEN MEETING**

Members Present: Kevin Cantwell - Chair, Michele Campion, Bert O'Donnell, Denis Kelleher, Kerry Richardson, Stephen Merrick. **Absent:** Mike Bilas, Michael Devlin-Horne.

Guests: Don McAleer, Maureen Smith, Bud Duksta, Craig Jameson, Jim Buck, Russ Ellis, Tom Reynolds

Call to Order: MOTION: K Richardson made a motion to open the meeting at 7:00 pm. Roll Call: D Kelleher – yes, M Campion – yes, K Richardson – yes, K Cantwell – yes, B O'Donnell – yes. S Merrick – arrived 7:02 pm.

FY 2024 Applications:

Peter Igo Park App #1: \$37,000 - B Duksta requests funding to repair, repaint, and reline 3 regulation and 4 junior tennis courts. The normal wear and tear time, life expectancy is 8-10 years, and these courts were originally completed 10 years ago. It is a capital improvement and a safety issue. T Reynolds agreed that they have reached their maximum life. J Buck said safety at the courts needs to be addressed, the liability is a concern.

- K Richardson asked if the regulation courts could also be painted for pickleball, as its popularity continues to increase. B Duksta explained that the U.S Tennis Association has set restrictions and tennis grant opportunities could be limited if they were lined for pickleball. He added that currently there are 2 pickleball courts at the Senior Center, 3 at the High School, and 4 at the multi-sport courts off Rockwood Rd, as well as indoor courts. K Cantwell agreed that there are plenty of other courts lined for pickleball and these are the only courts south of the high school specifically reserved for tennis.

- C Jameson asked that the Recreation Department be kept informed going forward. He would like to work together with the Friends of Peter Igo Park. He asks that "Pickleball" be added to the activities sign that is posted on the street and billed to the Rec. Dept.

B Duksta had no issue with the request.

MOTION: K Richardson made a motion to recommend the Town approve **\$37,000** in CPC funding for capital improvements to the 7 tennis courts at Peter Igo Park. D Kelleher seconded. Motion passed 6-0 by Roll Call Vote: K Richardson – yes, B O'Donnell – yes, S Merrick – yes, M Campion – yes, D Kelleher – yes, K Cantwell – yes.

Peter Igo Park App #2: \$20,000 – B Duksta said the basketball and multi-sport courts also need resurfacing and line repainting.

MOTION: K Richardson made a motion to recommend the Town approve **\$20,000** in CPC funding for the capital improvements to the basketball and multi-use courts at Peter Igo Park. D Kelleher seconded. Motion passed 6-0 by Roll Call Vote: K Richardson – yes, B O'Donnell – yes, M Campion – yes, S Merrick – yes, D Kelleher – yes, K Cantwell – yes.

G.A.R. Hall: \$140,000 – M Smith reported that the Historical Commission did a site visit at GAR Hall and had great insight for the NRAS. They all hope to work together, with Fred Russell, Town facilities Manager. All parties are committed to improving this historic building for the Town.

- M Campion said she anticipates a vote and drafted letter of support from the Historical Commission at their next meeting on February 7. It is most important that the exterior be restored historically accurate.

- K Cantwell reminded everyone that the roof needs to be replaced, and the heating system is old. Fred Russell knows of possible rebates for mini split systems, but exterior piping could be an aesthetic issue. The ADA ramp and repositioned side door also raised concern with the Historical Commission. M Campion said they felt it could have been better and they would like more input going forward. M Smith added that there is also external rot. She explained that mini split systems are considered more “green”.

- B O'Donnell asked if any residents joined the site visit, if they had concerns. M Campion answered that it was a walk through for the Historical Commission in preparation for vote at their next meeting.

- K Richardson asked if the Town lease agreement is in place. M Smith said the NRAS has made a schedule to set aside funds for maintenance of the building as outlined in the lease. They are also looking into other grants.

- D Kelleher applauded the efforts being put forth by NRAS, the Historical Commission, and F Russell, to work together.

MOTION: K Cantwell made a motion to recommend the Town approve **\$140,000** in CPC funding for the restoration of GAR Hall, contingent upon the Historical Commission support, and with the understanding that all parties can work together on outstanding and future issues. M Campion seconded. Motion passed 6-0 by Roll Call Vote: M Campion – yes, S Merrick – yes, D Kelleher – yes, B O'Donnell – yes, K Richardson – yes, K Cantwell – yes.

Hill's Playground: \$65,000 – T Reynolds is requesting funds to replace an unsalvageable structure that has become a liability. Equipment for ages 8-12 years will be added to the playground along with the younger equipment previously approved at ATM 2021. This is the last playground in Town to receive attention.

MOTION: D Kelleher made a motion to recommend the Town approve **\$65,000** in CPC funding for improvements to the Marshfield Hills Playground. K Richardson seconded. Motion passed 6-0 by Roll Call Vote: D Kelleher – yes, M Campion – yes, K Richardson – yes, S Merrick – yes, B O'Donnell – yes, K Cantwell – yes.

Ballfields/Dugout: \$136,000 – T Reynolds seeks funding to further the ballfield and fencing improvements in Town. Additionally, two dugouts are to be installed at the High School JV field. The dugouts will provide relief from weather and add protection from foul balls.

- B O'Donnell questioned if CPC could fund school property under the guidelines. K Cantwell explained that these fields are used by youth teams as well.

MOTION: D Kelleher made a motion to recommend the Town approve **\$136,000** in CPC funding for capital improvements to the Town's athletic fields and installation of 2 dugouts at the High School JV field. K Richardson seconded. Motion passed 6-0 by Roll Call Vote: M Campion – yes, S Merrick – yes, K Richardson – yes, B O'Donnell – yes, D Kelleher – yes, K Cantwell – yes.

Minutes Review: **MOTION:** M Campion made a motion to approve the meeting minutes of November 9, 2022 as drafted. B O'Donnell seconded. Motion approved 6-0 by Roll Call Vote: M Campion – yes, D Kelleher – yes, S Merrick – yes, B O'Donnell – yes, K Richardson – yes, K Cantwell – yes.

Financials:

Set Asides: **MOTION:** K Cantwell made a motion to recommend the Town approve a 10% set aside in the amount of **\$255,420** in CPC funding for Affordable Housing. Seconded by K Richardson. Motion passed 6-0 by Roll Call Vote: K Richardson – yes, B O'Donnell – yes, S Merrick – yes, M Campion – yes, D Kelleher – yes, K Cantwell – yes.

MOTION: K Cantwell made a motion to recommend the Town approve a 10% set aside in the amount of **\$255,420** in CPC funding for Open Space. K Richardson seconded. Motion passed 6-0 by Roll Call Vote: S Merrick – yes, B O'Donnell – yes, K Richardson – yes, D Kelleher – yes, M Campion – yes, K Cantwell – yes.

MOTION: K Cantwell made a motion to recommend the Town approve a 10% set aside in the amount of **\$255,420** in CPC funding for Historic Preservation. M Campion seconded. Motion passed 6-0 by Roll Call Vote: K Richardson – yes, B O'Donnell – yes, S Merrick – yes, D Kelleher – yes, M Campion – yes, K Cantwell – yes.

MOTION: K Richardson made a motion to recommend the Town approve a <5% set aside in the amount of **\$125,000** in CPC funding for CPC Administrative expenses. M Campion seconded. Motion passed 6-0 by Roll Call Vote: B O'Donnell – yes, K Richardson – yes, S Merrick – yes, M Campion – yes, D Kelleher – yes, K Cantwell – yes.

CPC Dues: **MOTION:** K Richardson made a motion to approve payment of the Community Preservation Coalition Annual Dues for \$4,350 from the CPC Administrative Fund. K Cantwell seconded. Motion approved 6-0 by Roll Call Vote: K Richardson – yes, B O'Donnell – yes, M Campion – yes, S Merrick – yes, D Kelleher – yes, K Cantwell – yes.

- K Richardson suggested the funding of a grant writer that could work to find additional grant opportunities, paid with CPC administrative funds. M Campion questioned how that would work and how much that would cost.

Other Business:

Affordable Housing:

- K Richardson reported that Housing Partnership Chair, Martine Anderson has resigned. Fred Monaco is the new Chair and Cody Rohland is the new Vice-Chair.
- The Housing Partnership would like to hire Planning Board Assistant, Karen Horne, as part time Housing Coordinator. Town Counsel has laid out the parameters restricting the position to 500 yearly hours, not to coincide with Assistant Planners regular hours, at a rate of \$40/hr. Approximately \$87,000 remaining in the Housing Coordinator account will fund the salary and expenses. Select Board will first need to approve at their January 23rd meeting.
- The CPC Board discussed affordable housing ideas.

Next Meeting Date: February 8, 2023 at 7:00 pm.

Adjourn: MOTION: K Richardson made a motion to end the meeting at 8:50 pm. D Kelleher seconded. Approved 6-0 by Roll Call Vote: M Campion – yes, Stephen Merrick – yes, K Richardson – yes, B O'Donnell – yes, D Kelleher – yes, K Cantwell – yes.

Respectfully submitted,

Tracy Pomella
CPC Administrative Assistant

Minutes approved February 8, 2023