

Marshfield Community Preservation Committee

Open Meeting Minutes

November 12, 2015

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

Others in Attendance: Karen O'Donnell, Kathleen O'Connor, Cyndee Marcoux, Otis Carney, Norma Haskins, Barry Cornwall, Bill Powell, Jack Braithwaite.

MOTION: Tim Russo made a motion to open the meeting at 7:02 p.m. Second by Tom Whalen.

MOTION: Tim Russo made a motion to accept the Open Meeting and Executive Session Minutes of October 14, 2015. Tom Whalen second. All approved. Abstain: Mike Baird.

Historic Project Applications

1. Library History Room Study

- Cyndee Marcoux of Ventress Library discussed the need for a study to look at the available and future space of the Library and the construction of a temperature controlled room for holding historic documents, texts, and artifacts.

MOTION: Tom Whalen made a motion to approve \$5,000 in Historical Funds for the Library History Room study. Second by Michelle Campion. All approved. Motion passes.

2. Winslow House

- Kathleen O'Connor, Volunteer at Winslow House, asked for funding for a Historical Structure Report that will be used to guide the group's restoration efforts.
- Tom Whalen said that an earlier study by Finch was very good and the group should address the dampness concerns at this time.
- Kathleen O'Connor **said** the study was good but was done almost 10 years ago.
- Tim Russo said the CPC can't vote without an exact number for the study so **the** Winslow group should come back in December.

3. Town Clerk's Historical Books and Records

- Carolyn Shanley discussed the Assistant Town Clerk's need for additional funds to complete a project started last year to preserve and digitize the town's historical books and records. The original project was an estimate and the actual work will require additional funding.

MOTION: Tom Whalen made a motion to approve \$150,000 in Historical Funds to restore the town's historical books and records. Tim Russo second. All approved. Motion passes.

4. Daniel Webster Law Office

- Historical Commission Chairman Otis Carney discussed the progress they have made in moving and restoring the Daniel Webster Law Office and what still needs to be done.
- Otis Carney said there is electricity, carpentry, painting and interior work to be completed and he does not have all the quotes yet but the final price will be close to \$40,000.
- Otis Carney said the Office is the most important historic building in town and he is going to fight having the work go out to bid or on the register. He said Daniel Webster negotiated the Ashburton Treaty in that Law Office.
- Michael Baird said everyone agrees on the building's historic value but bids are needed to approve the project.
- Tim Russo told Otis Carney to bring in the final figures for the work next month.

Hatch Mill

- Barry Cornwall updated the CPC on the progress at the Hatch Mill. He asked for permission to approve a \$2,100 change order that will not increase the overall budget for the project.

MOTION: Mike Baird made a motion to approve the Hatch Mill change order. Tom Whalen second. All approved. Motion passes.

- Barry Cornwall said the two building projects at the Hatch Mill, the saw mill and box mill, are complete. He said the weir project which governs the outflow of water, is three quarters complete and the mason has his own way of doing things but keeps plugging away.
- Barry Cornwall asked for an extension for the end of the project.
- CPC offered a three month project extension.

MOTION: Tim Russo made a motion to extend the Hatch Mill project by three months. Kerry Richardson second. All approve. Motion passes.

- Barry Cornwall said he is concerned that the CPC Open Meeting Minutes did not include any reference to a letter from the Hatch Mill group that he brought to the meeting.
- Tim Russo told him the letter was not accepted by the CPC which is why it does not appear in the minutes and if he wants a further explanation they will have to consult with Town Counsel about the proper procedure.

Affordable Housing Update

- Kerry Richardson said there were five original applicants for the most recent MHOPP lottery. Now there are four with one accepted offer, one pending offer.
- Kerry Richardson said the Marshfield Housing Partnership (MHP) discussed the use of funds being held by the Marshfield Housing Authority which is approximately \$400,000 for conversions. He said MHP also has about \$235,000 available for creation of new housing and conversions.

- Tom Whalen explained to Mike Baird that CPC had also voted over \$300,000 in funds for the creation of new housing over three years ago but it has not been used.
- Kerry Richardson said the \$380,000 voted at Annual Town Meeting is only for creating new housing.
- Mike Baird said there is a problem with large permitting and the density of a project would have to be right. He said MHP is willing to do a Habitat House and he would like to see better marketing of MHOPP.
- Kerry Richardson said with the new flood plain maps, only one MHOPP house is affected.
- Tim Russo said at next month's meeting he would like to focus on Affordable Housing issues.

Open Space Update

- Karen O'Donnell said ATM approved buying the Union Street property and Open Space is looking at other properties for water protection.

CPC Funding

- Tim Russo said with the decrease in tax revenue and funding, CPC is short on funds this year and has none in the Open Space/Recreation category. He asked how the CPC would like to proceed with current applicants.
- Tom Whalen said CPC could do short term bonding or borrowing.
Bert O'Donnell said the recreation projects should go before the recreation commission to see which fit the town's long range planning.
- Mike Bilas said CPC needs to inform the applicants of their options with a letter from the chairman.

Open Space/Recreation Set Asides

- Tom Whalen said he would like to see CPC set up a fourth set aside category so open space and recreation are funded equally.
- Karen O'Donnell said the statute when it came into play was intended for communities to buy open space. She said CPC has spent \$7.5 million in 11 years on open space and meeting the goals of the master plan.
- Karen O'Donnell said Open Space and the DPW spend a lot of time writing grants now to fund these land purchases.
- Mike Baird there are several major fundraising efforts going on.
- Tom Whalen said capital projects don't have to be completely funded.
- Tim Russo said he sees such as split as bad for taking away funds from open space but good for putting aside funds for recreational projects.
- Mike Baird said there is an advantage and CPC should be forward thinking.
- Mike Bilas said why would we tie our hands when we may want the funding to go in a different direction.
- Michelle said borrowing could be short term in a crisis.

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- Carolyn Shanley said she will contact the Coalition for advice on this.
- Karen O'Donnell said it is very difficult to talk to land owners not knowing if funding is available.
- Tim Russo asked how we should be approaching projects and funding differently?
- Mike Bilas said it makes sense to see how projects tie into the Master Plan.
- Kerry Richardson said CPC should bring other players into the discussion and planning.
- Tom Whalen said we put funds into the Gale Plan but no funding to implement it.
- Tim Russo said there has to be a discussion of priorities for the town.
- Mike Baird said we have to figure out a way to bring everyone together.
- Mike Bilas said all boards should have an idea of where things should go in their particular area.

Next Meeting

- The next CPC meeting is Wednesday December 9, 2015

MOTION: Tim Russo made a motion to adjourn the Open Meeting at 9:10 p.m. Kevin Cantwell second. All in favor. Meeting adjourned.

Respectfully submitted,

Carolyn Shanley

CPC Administrator