

**Town of Marshfield  
Community Preservation Committee  
Open Meeting Minutes --- November 8, 2023  
ZOOM MEETING**

**Members Present:** Kevin Cantwell - Chair, Denis Kelleher – Vice Chair, Mike Bilas, Bert O'Donnell, Kerry Richardson, Cecilia Delgadillo-Calbimonte, Stephen Merrick, Michele Campion

**Guests:** Mike Dimeo, Michael Maresco, George Skidmore, Chris DeOrsay, Molly DeOrsay, Craig Jameson, Chris Cunio, Fred Russell, Maureen Smith, Tom Whalen, Barbara Carney, Steve Cunio, Jack Arouca, Max Misiaszek, Jack Griffin, Doug Russell, Linda Eaton, John Eaton

**Call to Order:** MOTION: K Cantwell made a motion to open the meeting at 7:00 pm.  
M Bilas seconded. Roll Call: M Bilas - yes, K Richardson – yes, D Kelleher – yes, M Campion – yes, B O'Donnell - yes, K Cantwell – yes.

Board members, S Merrick and C Delgadillo-Calbimonte connected to the meeting at 7:02pm.

**APPLICATIONS for FY25**

**Skate Park:** Chris Cunio explained the desire for an upgraded addition to the Uncle Bud Skate Park in Marshfield center at a cost of **\$215,000**. As the layout is designed right now, there are a couple safety issues. There is dangerous cross traffic between the more experienced skaters practicing tricks and the younger skaters that prefer the flat areas. He proposes an adjoining course that would keep the two types of skater separated more safely. Another issue is the perimeter wall which is wearing away and the sand and pebbles beside it that can be dangerous to the skateboarder. He would like to see a natural barrier to replace the wall. The existing engraved stones would be moved to another area. The skate park is one of most popular recreation sites in Town.

- K Richardson asked if the police considered the park an asset; if there was trouble or lawsuits resulting from the park. C Cunio assured that there was very little Town liability. He will ask Chief Tavares for a letter of support.

- M Bilas wonder if the new design would prevent the dangerous cross traffic. C Cunio felt it was impossible to entirely prevent the problem, but it would definitely lessen it.

- M Campion noticed another area that could cause a similar issue. C Cunio said they are still working out details of the design.

- Tom Whalen asked what age group was intended for its use. Cunio answered that the park is all inclusive, not a pro facility.

- Michael Maresco and Craig Jameson expressed support for this project.

**Winslow Doors:** Jack Griffin is requesting **\$13,500** to replace two sets of fir wood double doors at the Winslow House. The snow piles up along the building, leaking through and causing

damage to the floors. Mahogany doors are the superior product, will not warp, and last 60 plus years.

- M Campion asked if they plan to use an experienced historic restoration company. J Griffin said they are only changing the wood species, the design would stay the same.

- K Richardson asked if the Historical Commission was in support of the project. J Griffin explained that he has reached out, but has not connected with anyone as of yet.

- S Merrick inquired if the \$4,500 that they plan to raise is ambitious. J Griffin expressed confidence in his experience as a fundraiser.

- K Cantwell stated that the Winslow House is not Town owned. He said the CPC has awarded previous grants to the Winslow House, but he does not think they should keep relying on the Town.

**DW Estate Chimneys:** Barbara Carney is looking for **\$46,260** to restore four chimneys at the DW Estate that are deteriorating and causing interior water damage.

- B O'Donnell asked if all four chimneys were leaking, if the request was all inclusive. B Carney said that the front chimney that receives prevailing winds is the worst, but upon inspection, all four should be restored and are included in the request amount.

- M Maresco praised the DW Trust for their ability to raise and reinvest \$25,000 a year to help maintain the Town owned property.

**Garretson Barn Roof:** M Maresco said that 110 acres of cranberry bogs has been donated to the Town for open space conservation, including a large barn and a smaller out building. The Barn is in need of a new roof. Estimate for an asphalt roof is **\$35,000**, and a metal roof is **\$100,000**.

- Fred Russell commented that there is bat infestation, which needs to be remedied prior.

- K Cantwell asked what the barn will be used for. M Maresco hopes to store the Concord Coach in the basement once humidity controlled. There is also an historic cranberry sorter in the building. K Cantwell wanted to know if the CPC would be requested to fund the humidity control. M Maresco was not sure. M Campion commented that it may not be the best location for storing the Concord Coach.

- D Kelleher asked if the barn is historic as well as the sorter; also, if the roof replacement is critical. M Maresco replied that both are historic. F Russell answered that the roof has a temporary fix, but replacement will be needed soon.

- M Bilas noticed that the life expectancy of an asphalt and a metal roof were comparable. F Russell agreed that an asphalt roof is a better value.

- K Richardson asked if the barn could be used for community events. J Arouca thought it needed a master plan, more parking, and ADA accessibility first. B Carney said there would be additional parking along the new abutting development. She also commented that the agricultural commission was asked to brainstorm ideas for its use. B O'Donnell asked if the cranberry bog leaser had interest in using the barn. M Maresco answered no.

**G.A.R. Hall:** Maureen Smith explained that the cost to restore G.A.R. Hall has increased significantly and they are requesting an additional **\$100,000**. They are working to address the envelope of the Town owned building. They also need to repair ceiling water damage that is

causing the plaster to fall off. F Russell said they have rebuilt the rear back wall, did lead abatement, and installed a new roof. HVAC would need to wait. M Smith said they are looking for other grants to hopefully fund the heat, windows, and painting.

- K Richardson asked if the ceiling repair would fall under maintenance or capital improvement. F Russell replied that it is beyond maintenance, will need replacement.

- D Kelleher appreciated the presentation. He wondered if the NRAS has been able to improve the community outreach. M Smith said they have increased the number of workshops, exhibits, and activity, bringing in new members and teachers.

- K Richardson would like to see a spreadsheet and comprehensive plan for the restoration. He also recommends a 10% contingency be added to the request.

### **OTHER FUNDING REQUEST**

**Revolutionary War Soil Testing:** Tom Whalen is asking for **\$1,000** from the CPC Administrative Fund to test the water column at Town Hall for placement of the proposed war monument. B O'Donnell said they would like ensure this location can bear the weight before they continue forward with the FY25 application.

- C Delgadillo-Calbimonte asked if they have considered another area as a backup plan. T Whalen said possibly in the Hills neighborhood, but down town is the preferred location.

MOTION: K Richardson made a motion for the CPC to approve \$1,000 in administrative funds for the soil testing outside Town Hall. M Campion seconded. Motion passed 8-0 by Roll Call Vote: K Richardson – yes, B O'Donnell – yes, D Kelleher – yes, M Campion – yes, S Merrick – yes, M Bilas – yes, C Delgadillo-Calbimonte – yes, K Cantwell – yes.

### **FY25 APPLICATIONS 2<sup>ND</sup> REVIEW/POSSIBLE VOTE**

**Ridge Rd Ramp:** M Dimeo recapped his request for **\$669,630** for capital improvements at the Town ramp.

- B O'Donnell asked how ramps and floats are typically paid for. M Dimeo explained that usually it comes from the Town General Fund or Free Cash. This year there are other expenses and the budget has already been submitted. M Maresco said that harbor dredging cost the Town \$900,000. K Richardson wondered if the budget could still be remedied. M Dimeo thought that would not be appropriate as all departments must adhere to the same timeline, but he could ask.

- K Richardson would like the project to include a step down dock for kayak use. M Dimeo said he would try to make that happen.

MOTION: M Bilas made a motion to recommend that Town meeting approve **\$670,000** CPC funding for the boat ramp rehabilitation project at Ridge Road. S Merrick seconded. Motion passed 8-0 by Roll Call Vote: M Bilas – yes, S Merrick – yes, M Campion – yes, C Delgadillo-Calbimonte – yes, K Richardson – yes, B O'Donnell – yes, D Kelleher – yes, K Cantwell – yes.

**Damon's Point Docks:** M Dimeo recapped his request for **\$60,900** for capital improvements to the docks at Damon' Point.

D Kelleher asked how urgent is the need for repair, is it a safety issue. M Dimeo answered that it was a replacement, not a repair. For safety, it is urgent. The docks are used by many people for many reasons, including water rescues.

- K Richardson asked if a step down kayak dock could also be added at this location. M Dimeo said yes.

**MOTION:** S Merrick made a motion to recommend Town meeting approve **\$60,900** CPC funding for replacement of the Damon's Point docks. C Delgadillo-Calbimonte seconded. Motion passed 8-0 by Roll Call Vote: S Merrick – yes, B O'Donnell – yes, C Delgadillo-Calbimonte – yes, M Campion – yes, K Richardson – yes, M Bilas – yes, D Kelleher – yes, K Cantwell – yes.

**NCC Parish House:** Chris DeOrsay asked if the Board had any questions regarding the request for **\$821,400** to restore the NCC Parish House, as presented in October.

- K Richardson is concerned, with Churches closing across the Country, what would happen to the building if the NCC closed. With less than 100 parishioners, what was being done to increase membership. It would not be wise for the Town to fund this and then have it sold. G Skidmore thought they would likely need a Preservation Agreement and the Town would have first right of refusal if sold. Molly DeOrsay replied that she would consult the Reverend about his plans to increase membership.

- G Skidmore said they have been searching for other grants without success. M DeOrsay suggested they could possibly raise 10% in their capital campaign next Fall.

- B O'Donnell asked if the Historical Commission supported this project. Yes, it was noted that a letter of support was submitted earlier in the day. The Clift Rodger's Library has also submitted a letter of support.

- K Cantwell asked about the vinyl siding, which is not historically accurate. C DeOrsay said the plan is to leave it be. M Campion agreed that it would be the best decision at this point.

**Minutes Review:** **MOTION:** K Cantwell made a motion to approve the meeting minutes of October 10, 2023 as drafted. K Richardson seconded. Motion approved 8-0 by Roll Call Vote: K Richardson – yes, D Kelleher – yes, B O'Donnell – yes, C Delgadillo-Calbimonte – yes, S Merrick – yes, M Bilas – yes, M Campion – yes, K Cantwell – yes.

### **UPDATES:**

- K Richardson said the Select Board has appointed a new Chair, John Daly, to the Housing Authority.

**Next Meeting:** December 13, 2023 at 7:00 pm. Location to be determined.

**Adjourn:** M Bilas made a **MOTION** to adjourn the meeting at 10:15 pm. C Delgadillo-Calbimonte seconded. Motion passed 8-0 by Roll Call Vote: K Richardson – yes, D Kelleher – yes, M Campion – yes, B O'Donnell – yes, M Bilas – yes, S Merrick – yes, C Delgadillo-Calbimonte – yes, K Cantwell – yes.

Respectfully submitted,

Tracy Pomella  
CPC Administrative Assistant

Minutes Approved December 13, 2023