

**Town of Marshfield
Community Preservation Committee
Open Meeting Minutes --- February 7, 2024
ZOOM MEETING**

Members Present: Kevin Cantwell - Chair, Denis Kelleher – Vice Chair, Mike Bilas, Michael Devlin-Horne, Cecilia Delgadillo-Calbimonte

Guests: Tom Whalen, Jack Arouca, Bob McMackin, Judith Crowley, Michael Maresco, Marynel Wahl, Cindy Castro

Call to Order: MOTION: M Bilas made a motion to open the meeting at 7:11 pm.
C Delgadillo-Calbimonte seconded. Roll Call: C Delgadillo-Calbimonte – yes, M Bilas – yes, D Kelleher - yes, M Devlin-Horne – yes, K Cantwell – yes.

APP: Revolutionary War Veterans' Honor Roll - \$123,660: Tom Whalen reviewed the increased request of \$139,876 for the honor roll project. The adjustment reflects the need for stamped engineered drawings, improved foundation work, and a 10% contingency.
- D Kelleher asked if the location would still be on the proposed Town Training Green. T Whalen confirmed that it would, in close proximity to the WWII Memorial, in front of Town Hall.

MOTION: M Bilas made a motion to recommend to Town meeting the approval of **\$139,876** in CPC funding for the Rev War Memorial project. C Delgadillo-Calbimonte seconded. Motion passed 5-0 by Roll Call Vote: M Bilas – yes, C Delgadillo-Calbimonte – yes, D Kelleher– yes, M Devlin-Horne– yes, K Cantwell – yes.

Discussion with Norwell CPC

Norwell CPC Chair, Bob McMackin and board member, Marynel Wahl requested to meet with Marshfield CPC to discuss participating in a survey to improve the needs of the community. They developed a four-step process. Step one was surveying their local officials, boards, and prior applicants. Step two is to survey abutting towns about possible regional projects. Step three is to survey Norwell residents at the upcoming town meeting. Finally, they will gather all results to prepare a report. Collaboration ideas could be connecting bikeways, greenways, or even efforts to restore the fish population within the rivers.

- C Delgadillo-Calbimonte proposed Marshfield conduct a similar survey.

- D Kelleher asked how Norwell will execute the survey at town meeting. B McMackin said they will begin with a Powerpoint presentation. Residents will be able to scan a QR code to access the questionnaire. The website link will be available for others to answer at a later time. There will be a two week time limit to submit a response, and a couple reminders sent during that time.

- K Cantwell commented that it was similar to the survey conducted by the Open Space/Recreation Plan and what we have planned with the historical commission.

- M Devlin-Horne showed interest in implementing this survey. He knows the woman that helped Norwell develop the QR code survey and can reach out to her, but he questioned if there could be bylaws about the accessibility of the survey.
- B McMackin will send the survey to Marshfield. The boards will keep in touch sharing projects that may benefit each other's towns, and exploring future collaboration ideas.
- K Cantwell asked B McMackin how Norwell is progressing with the required 10% affordable housing. B McMackin thought they were currently around 5%. He said new teachers are finding it too expensive to live in the town they work. K Cantwell agreed, adding that affordable family housing is greatly needed in all the local communities.

Minutes Review: MOTION: K Cantwell made a motion to approve the meeting minutes of January 10, 2024 as written. D Kelleher seconded. Motion approved 5-0 by Roll Call Vote: D Kelleher – yes, C Delgadillo-Calbimonte – yes, M Bilas – yes, M Devlin-Horne - yes, K Cantwell – yes.

Other Business:

Recreation: D Kelleher said the ski programming has been quiet waiting on some snow, but the gyms are filled with volleyball, basketball, and pickleball players and the spring line up is being rolled out.

Affordable Housing: K Cantwell said the affordable housing duplex planned at 1929 Main Street has stalled as they can't get the land to perc. The existing house is considered a tear down, and it will need to be investigated as to whether it's feasible to rehab.

- M Bilas wondered why they couldn't get a perc if a house already exists there.

- C Delgadillo-Calbimonte said the Housing Trust has a meeting next week with the State Housing Secretary, Augustus about possible accessory apartment rule changes.

- K Cantwell added that they hope to amend the minimum land requirement to be based on the housing size instead. If this passes at the State level, Marshfield will then develop their own plan in accordance.

Also, the State's MBTA Communities Zoning Act wants towns to set aside an area permitted as of right, for two or three story multifamily housing along a public transportation route. Failure to do so can make a town ineligible for some grants.

Next Meeting: March 13, 2024 at 7:00 pm.

Adjourn: MOTION: K Cantwell made a motion to adjourn the meeting at 7:52 pm. C Delgadillo-Calbimonte seconded. Motion passed 5-0 by Roll Call Vote: D Kelleher – yes, M Bilas – yes, M Devlin-Horne – yes, C Delgadillo-Calbimonte – yes, K Cantwell – yes.

Respectfully submitted,

Tracy Pomella
CPC Administrative Assistant

Minutes approved March 13, 2024