

**`Town of Marshfield Community Preservation Committee
Open Meeting Minutes --- APPROVED---`
September 13th, 2017: 7pm**

CPC Members in Attendance: Chairman Kevin Cantwell, Tim Russo, Bert O'Donnell, Mike Bilas and Kerry Richardson.

Members absent: Michele Campion, Tony Pina and Billy Last,Jr.

Guests in attendance: Linda Cincotti (Recreational Trails Committee), Cindy Castro (Beach Administrator), Ned Bangs, Vicki McPherson (RTC), Steve Goodrich (RTC), Bill Grafton (Conservation Agent and RTC).

Open Meeting

MOTION: Kevin Cantwell made a motion to call the meeting to order at 7:09 pm. **Second** by Tim Russo.

Beach Study Update

- Cindy Castro, Marshfield Beach Administrator, said the Beach Improvement Study is in its final stages. The Study is focused on proper beach maintenance and other improvements, possibly purchase more property for parking, build outside showers and tie in recreation activities with the South River. She requested \$24,000 from CPC Administrative funds to complete the study.
- Kerry Richardson asked why the focus is so heavily on Rexhame Beach.
- Cindy Castro responded that Rexhame is the best location and closest to the South River to develop a kayak launch.
- Kevin Cantwell asked if there will be a public hearing on the Beach Study.
- Cindy Castro replied, 'yes' there will be a public hearing in October.
- Tim Russo made a motion to approve \$24,000 in FY18 Administrative funds to complete the Beach Study. Bert O'Donnell second the motion. Motion passed to allocate \$24,000 from the CPC Administrative budget.

Trails Update

- Linda Cincotti, Chairwoman of the Recreational Trails Committee (RTC) explained that in recent months she and the RTC have requested some guidance to move forward with the Trails Plan. She explained that Marshfield has a wonderful system of trails but no signage. Last spring Committee members walked the trails, looked at signs in Marshfield and other towns and came to a decision about signs. The Trails Plan detailed the need for signs and work on accessibility and safety. Each trail is unique in topography, vegetation and landscape. The RTC decided it was too daunting to do signs for all the trails. The RTC discussed the need for kiosks to offer trail information. The kiosks describe what is permitted or not allowed along the trail. The boundary markers and trail markers give trail users the ability to stay on the trail. Each marker is extremely important. Each sign needs to do its job.

Based on the Trails Study, the RTC decided to focus on the Bridle Path. It's the best option to become a mixed or multi-use trail. The Bridle Path can be a "spine" to connect other trails.

This past summer the RTC re-contacted the potential kiosk vendors. The RTC gathered latest kiosk quotes. The RTC is honored to work with Town Conservation Agent Bill Grafton and Town Planner Greg Guimond who have lent significant contributions to RTC.

- Tim Russo asked why the RTC is not considering metal roofs for the kiosks.
- Bill Grafton said the RTC prefers the style used by the Trustees of Reservations and the Norwell Conservation. It's in the classic Warren Harrington style. It's functional, inexpensive and a classic wood shingle design. All RTC members think it looks more traditional. The Eagle Scouts can build these for under \$600/each.
- Bill Grafton said that Eagle Scout Ben Sleeper has recently built one. The estimated life span of the cedar shingles is 50 years +. The Norris Reservation signs include "you are here" identifiers. The Eagle Scouts always

coordinate their own labor and laborers. Tyler MacLeish has performed over 300 hours of work on the trails and his kiosk.

- Tim Russo asked if the Scouts clear trails?
- Linda Cincotti responded "Yes", but not everything.
- Tim Russo said they are aluminum markers because beetle infestation.
- Mike Bilas said he didn't think the use of metal sign markers on the trees is a good idea and the BL Company had recommended against their use.
- Bill said that geo-caching is a value-added activity on protected lands.
- Tim Russo asked if the Bridle Trail will be multi-use.
- Linda Cincotti responded 'yes' they want to install crushed stone which is good for most bikers, walkers, runners, strollers and horses. It isn't good for road bicyclist with thin tires. It's a multi-faceted project, should the RTC present it to the CPC as one big project or present each phase?
- Kevin Cantwell responded that it's preferable to present the RTC proposal for the next 4-5 years.
- Linda said the RTC has decided to begin with signage and kiosks for the Bridle Path only. The stone dust is expected to cost \$130,000 for the Bridle Path.
- Kerry Richardson said to come to CPC with several scenarios or options to look for cost efficiencies.
- Bill Grafton said costs can be reduced if more in kind services are used. Graphics and signage are expensive.
- Linda Cincotti had talked with Tom Grelend at Marshfield High School about using the original specifications for the graphics. The RTC is still trying to figure out how to proceed with the graphics work.
- Ned said that last Friday afternoon Bill Grafton organized a wonderful event recognizing four Eagle Scouts who developed valuable outdoor and trail work for Marshfield. One 13 year old Scout is geo-caching. All the Scouts have ties to Marshfield and over thirty family, friends, local representatives, including Representative Jim Cantwell and the media attended the event. More positive press is also leading to more offers of donated materials. Ned is working with Tom Reynolds and Bill Grafton to identify future Eagle Scouts.
- Bill Grafton said that all the Scouts are requesting signs for their kiosks.
- Linda Cincotti asked for clarification if at the August CPC meeting CPC had approved \$5,000?
- Kevin Cantwell responded 'yes', CPC voted and approved \$5,000 for Marshfield High School to use as seed money to purchase the needed materials to build the kiosks.
- Bert O'Donnell reiterated that it costs \$1 million to pave one mile of trail. Stone dust gives a good surface like pavement.
- Tim Russo asked if the Trails Committee can hold any fundraisers?
- Bill responded it's mostly in-kind services.
- Bill said that Tyler MacLeish has given \$7,000 worth of work and just needs signs to install for the kiosks.
- Mike Bilas said that he didn't think the stone dust surfacing would be a good surface for the multi use trail. The stone dust trails he's seen tend to develop ruts and ridges from erosion and run off. He said that crushed stone might be better than stone dust. He suggests the RTC should contact BL Company to look into the use of stone dust given the Comprehensive Trails Plan states the use crushed stone for the Bridle Path area.
- Kerry Richardson said that South River Park has a lot of weeds coming through their stone dust paths. Can we use a non-chemical weed killer?
- Tim Russo asked if there are any other equestrian trails with stonedust surfacing around Marshfield?
- Linda Cincotti said that the equestrian supporters came to their meetings mostly due to concerns about the potential paving of the path.
- Tim Russo addressed the unauthorized motorized use on the trail.
- Bill Grafton said that you need to call the environmental police about the motorcycles. Also need to communicate with the public to reduce damage and trash on the property.
- Ned Bangs suggested placing large boulders that would block access for motorcycles.
- Bill Grafton said that they need \$800/kiosk for design, \$750-800 for sign and \$300 for "you are here".
- Kerry Richardson asked how they will be properly installed.
- Kevin Cantwell said that the \$5,000 approved by CPC and in the Warrant for Special Town Meeting is specifically stated for use by the MHS students and purchase of materials.
- Linda Cincotti said that the Building, Construction and Trade class at Marshfield High School and their teacher Tom Grelend can build these but they also want the kids to install them.

- Linda Cincotti asked if RTC must decide on vendors before submitting their fall 2017 proposal.
- Tim Russo responded “no”, that is not necessary at this time.
- Linda Cincotti also asked if the RTC needs to gather additional vendor quotes if using MHS? Do we need three vendor quotes?
- Kevin Cantwell said “yes” the RTC needs MHS and at least two additional vendor quotes.
- Mike Bilas said that he thinks that the new members of the RTC have done a great job in such a short time frame.

Senior Center Update

- Kevin Cantwell said the Phase II will be bid soon and hopefully trees will be cut prior to contract .
- Weston & Sampson are contracted for Phase II only. Phase III includes balance of project including parking across the street from the Senior Center. Kevin Cantwell expects to hear back from Carol Hamilton in the next week or two.

Marshfield Housing Partnership Updates

- Kerry Richardson said there were 9 lottery winners. Of those nine, two purchased homes, six are still looking and one dropped out.
- Kerry Richardson said there are two potential properties for sale. One is a single-family unit in Kent Park which is town-owned. The Town took over the deed in the 1920’s but didn’t perfect the deed and may be able to get an insurable title. Some work with Habitat for Humanity may be done on this property. There is another property, the old Hancock building that Neighbor Works would like to renovate and sell as homes for veterans. In this scenario, The Marshfield Historical Society would like to occupy 300 sq. feet of office space. Neighbor Works may need \$2 million to build it with \$500,000-800,000 in local funds. They would be able to sell the units for less than \$100,000 per unit for 1-2 bedroom units with shared bathroom and kitchen. It is estimated that \$700,000 would come from the Marshfield Housing Partnership. The housing could provide for up to 27% in minorities, non-veterans and would be open to male and female residents. They prefer up to 70% local Marshfield veterans but might draw veteran applicants from other areas. It’s a good organization with a good reputation. Jack Mather has worked with them in the past.
- Kerry Richardson said he recently told the Marshfield Housing Partnership he will not recommend any additional funding for the Coordinator’s salary considering there is a remaining balance in excess of \$136,000 for the Coordinator’s salary.

Financial Update

- Kevin Cantwell explained that he and Marcy Strazer Concannon met with Barbara Costa last month. Kevin and Marcy noted the absence of the \$522,000 from the FY17 expenditure report presented by Barbara Costa. She looked into it and found that it was missing from the Town Meeting report, but was later confirmed from Town Meeting recordings that the vote was taken and \$522,000 approved for housing conversions and creations. Barbara corrected that and Kevin and Marcy confirmed that all articles for FY17 funding are in fact accounted for.
- Mike Bilas asked how much CPC funds will be available for FY18 funding.
- Kevin Cantwell anticipates an amount close to last year.
- Kevin Cantwell asked Marcy Strazer Concannon to print out the Condition of Accounts one week prior to the next CPC meeting and send to all Board members.

Next Meeting: The next CPC Open Meeting is scheduled for October 11th at 7pm.

MOTION: Chairman Kevin Cantwell made a motion to adjourn the open meeting at 9:00 pm. Motion second by Mike Bilas. Open meeting adjourned.

Respectfully submitted,

Marcy Strazer Concannon
CPC Administrator

