

**Town of Marshfield Community Preservation Committee**  
**Open Meeting Minutes --- DRAFT--**  
**August 9<sup>h</sup>, 2017: 7pm**

**CPC Members in Attendance:** Chairman Kevin Cantwell, Bert O'Donnell, Michele Campion, Kerry Richardson, Mike Bilas, Tony Pina and Billy Last, Jr. **Members absent:** Tim Russo.

**Guests in attendance:** Greg Guimond, Steve Goodhue, Bill Grafton, Ned Bangs, Vicky MacPherson, Mike Walker (WATD).

**Open Meeting**

**MOTION:** Kevin Cantwell made a motion to call the meeting to order at 7:03 pm. **Second** by Bert O'Donnell.

Chairman Kevin Cantwell welcomed Tony Pina as the newest member of the CPC.

Kevin Cantwell said that the Recreational Commission is trying to change their monthly meeting time and day to allow one of their members join the CPC.

**Recreational Trails Committee**

- Kevin Cantwell clarified that he had previously said the Recreational Trails Committee was welcome to come back to CPC with a proposal in the same amount as the one prepared prior to Annual Town Meeting. In a prior meeting he had mentioned due to lack of kiosk vendor that the CPC and Advisory Committee dropped the Article for Annual Town Meeting vote. The updated proposal went from thirty kiosks to only one.
- Ned Bangs said the RTC opted to work on only one trail, the Bridle Path. It's close to town and accessible. The proposal submitted by Linda Cincotti for \$54,000 was for signs and kiosks. Improvements have been made already such as near the trail end at the CVS parking lot. Kiosks will have "You are here" signs and boundary markers for private/trail property. Trail markers are green, yellow and blue. He said that Phase I will include double-sided kiosks and smart phone accessibility. Phase II will focus on the Bridle Path improvements.
- Greg Guimond said CVS agreed to grant three parking spaces for trail users thus improving disabled accessibility to the trail. He said that the RTC decided instead of new signs on many trails to improve one trail to connect to Pratt property and the kayak launch. That was the reason to alter the proposal. The Bridle Path is a multi-use public trail and used by horses, bikers and walkers.
- Kerry Richardson asked if there is a written agreement between RTC and CVS for the parking spaces. Is this in perpetuity?
- Greg Guimond responded this has yet to be formally agreed upon. There will be one handicap space and three regular parking spaces.
- Vicki MacPherson, of the RTC and Open Space Committees, said studies have shown the need for more signs. As owners of the Tumblefun business, parents often ask for suggestions of a good place to go for a walk.
- Ned Bangs said they would like six kiosks, to install four and buy two in case of vandalism. The RTC would like to install kiosks at CVS and Willow Street and have two additions for backup.
- Mike Bilas said the kiosks are estimated to cost \$1,800 for one-sided and \$800 for a smaller sign from the Vermont vendor. The estimated price from Marshfield High School (MHS) classes was a good price.
- Ned Bangs said that the graphics are similar to the kiosk at the Hoyt Hall Trail on Careswell Street.
- Kerry Richardson asked if this will be a multi-use trail.
- Greg Guimond responded that the Bridle Path does not allow motor vehicles.
- Michele Campion asked if the trail's hours will be posted and signs alerting motorists to the blind curves at the cross walks.
- Greg Guimond responded there will be signs and cross walks at Clay Pit Road, South Street and Pinehurst. The signs will alert motorists 30' from each cross walk.
- Mike Bilas said they may need \$5,000 for these signs.
- Kerry Richardson asked if there is any money remaining from the Trails Study to print a prototype sign.
- Greg Guimond responded that there are not any remaining funds for that.
- Kevin Cantwell asked why the original project was withdrawn prior to Town Meeting in April.

- Vicki MacPherson responded that the RTC did not feel prepared to present and justify their proposal.
- Mike Bilas said that they had approved for 30 kiosks from the Vermont vendor, the South Shore Signs, Wilkens. The RTC had asked for a quote from MHS but took much longer for MHS to present a proposal. Then Mike Bilas left town for several weeks. He explained the budget included \$ 49,000 for signs and \$17,000 for installation.
- Kevin Cantwell said that he likes Marshfield's trails but this proposal has changed significantly. He asked if there is a chosen vendor.
- Ned Bangs said that the next phase will go out to the vendors after they secure the funding.
- Kerry Richardson asked if there is a maintenance budget. He would like to see a maintenance budget for the next three to five years.
- Ned Bangs replied yes, there is maintenance funding estimated by Bill Grafton, Town Conservation Agent.
- Billy Last Jr. said it will be difficult to present this proposal to the Selectmen for Fall Town Meeting approval given the project scope has changed dramatically from the original. Is there a time sensitive element to this proposal, justifying the urgency, like a land purchase, to bring to Fall Town Meeting?
- Vicki MacPherson emphasized that it is an emergency if the trails are not used often enough and vandalism occurs there.
- Greg Guimond said a CPC representative told the RTC that if the RTC brought a proposal back for the same amount of funding it will go forward to Fall Town Meeting.
- Kerry Richardson said that Town Counsel can decide how they define what is an 'emergency'.
- Greg Guimond said there is currently police tape and saw horses at the entrance to the Bridle Path.
- Bert O'Donnell + he has been attending all the RTC meetings as a Conservation Committee member. He often sees Articles brought forward at Fall Town Meeting that would not be defined as an 'emergency'.
- Billy Last Jr. spoke with Tom Greland, the MHS Building Technology instructor. Tom Greland said that he would like to see a long term commitment with the RTC that can be worked into the curriculum. This opportunity may be missed if they aren't working on kiosks this school year. Tom Greland estimated he needs \$600-700 per kiosk for materials and they will also install them. How does CPC go about presenting an 'emergency' project to Fall Town Meeting?
- Billy Last Jr. said that Tom Greland can build four kiosks by the end of the year and have them installed by the end of the school year.
- Bert O'Donnell said the CPC Open Meeting June Minutes said that the RTC could come back with an updated proposal. The graphics should also be completed now.
- Michele Campion said that adding the stone dust will make the trail more ADA-accessible.
- Kevin Cantwell said that he will talk with Town Counsel to see if this qualifies as an 'emergency' article for Fall Town meeting.
- Billy Last Jr. said that if RTC would like the kiosks to be built by the MHS students, they may need around \$3,500 - \$5,000 now for materials.
- Bert O'Donnell asked if RTC can use the remaining funds from this Article from Annual Town Meeting for this proposal. He said they needed to print the graphics and will take 1-2 months for that.
- Greg Guimond emphasized this is a modified and improved proposal.

**MOTION:** Bert O'Donnell made a motion to modify the amount to approve \$15,000 funding to the RTC for the kiosks materials built by the Marshfield High School students and include the graphics. Michele Campion second the motion. Those who voted 'yes': Kerry Richardson, Michele Campion and Bert O'Donnell. Those who voted "No": Mike Bilas, Kevin Cantwell, Tony Pina and Billy Last Jr. Motion failed to pass.

- Kevin Cantwell said he thinks \$5,000 is a reasonable amount to pass for as an emergency proposal at Fall Town Meeting.
- Michele Campion asked how you can approve funding for the kiosks without the graphics.

**MOTION:** Billy Last Jr. made a motion to recommend \$5,000 in CPC funding to the Recreational Trails Committee to allow the Marshfield High School Students to procure the needed materials and build six kiosks. Tony Pina second the motion. All in favor. Motion passed .

## **Approval of prior Open Meeting Minutes**

**MOTION:** Kevin Cantwell made a motion to accept the July and September Open Meeting Minutes with the stated changes. Billy Last Jr. second the motion. Kerry Richardson abstained. All other members approved. Motion passed.

## **CPC Financial Update**

- Billy Last Jr. asked how CPC can get the CPC funds back to the general fund from unused accounts.
- Kevin Cantwell responded that CPC must go to the Selectmen and vote to return the funds to the CPC general fund.
- Kevin Cantwell asked Marcy Strazer Concannon to print out an Expenditure Report one week prior to the CPC Meeting and make copies for all CPC members.

## **New Business**

### **Senior Center:**

- Billy Last Jr. said that he is working with the Senior Center. He has a guy who can cut the trees for the new parking area. This should save the Town some money.
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### **Cow Creek Footbridge**

- Billy Last Jr. met with Mike Bradley and Rocco Longo regarding the Cow Creek footbridge. The Town won't engage on that because the Town doesn't want any more liability. Taylor Marine said almost 100 people walk over that footbridge per day in the summer.
- Kevin Cantwell said that the owners can bring a proposal to CPC.

## **Scituate CPC proposed legislative changes**

- Kevin Cantwell heard from Scituate CPC members that there is a growing momentum to support expansion of the CPC legislation. Specifically to include items for recreation use that isn't currently within the CPC legislation. Marcy Strazer Concannon can copy the previous letter from the Scituate CPC members regarding this issue.

## **Pratt House, Barn and Property**

- Michele Campion said there is an application for demolition of the Pratt property house. There will be a second hearing on this. If the Marshfield Historical Society (MHS) determines the house is historically significant, they can put a one year delay on the demolition. The MHS must approve the demolition on any building over fifty years old.
- Billy Last Jr. said that given the Conservation Restriction (CR) on the Pratt property, no other buildings are allowed on the property.
- Michele Campion said that she spoke with Karen O'Donnell and Karen said that CR can be overridden if it is determined not sufficiently historically significant. The MHS has one year to do this.
- Bert O'Donnell said there are saltwater brook trout in that stream that need to be protected.
- Kerry Richardson said that there had been two presentations to the Selectmen to preserve that house and both had been denied.
- Billy Last Jr. said that there isn't anything else that can be built on the property if they hold off on recording the CR for a few more months.
- Bert O'Donnell said that he heard that the CRs are required to get grants and all the CRs had to be in place to receive reimbursements.
- Billy Last Jr. said that if the Pratt buildings are torn down it will be an empty open space lot.
- Michele Campion said the next Marshfield Historical Society meeting will be held September 5<sup>th</sup>.

## **Housing**

- Kerry Richardson said at the last meeting of the Marshfield Housing Partnership it was decided to spend funds from the Housing Conversions account instead of the Housing Creations account.

**Next Meeting:** The next CPC Open Meeting is scheduled for September 13<sup>th</sup>, 2017 at 7pm.

**MOTION:** Chairman Kevin Cantwell made a motion to adjourn the open meeting at 9:21 pm. Motion second by Kerry Richardson. Open meeting adjourned.

Respectfully submitted,

Marcy Strazer Concannon  
CPC Administrator