

**Town of Marshfield  
Community Preservation Committee  
Open Meeting Minutes --- APPROVED ---  
April 11, 2018<sup>th</sup>, 7pm**

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

**Members absent:** Tony Pina.

**Guests:** Tom Whalen, Fred Monaco, Carolyn Shanley, Carrie Sylvester, Karen O'Donnell, Don MacAleer, Paul Sullivan, Bill Dodge, Dave Carriere, Sue Mac Calum, Holly Adams, Lexi Kashavatz, Jillian Goodwin, Matt McDonough, Linda O'Callahan, Douglas Johnny, Jay O'Callahan, Michael Bradley, Michael Maresco, Patrick Della Russo, Jim Fitzgerald and Robert Galvin

### **Open Meeting**

**MOTION:** Kevin Cantwell made a motion to open the meeting at 7:03 pm. **Second** by Tim Russo.

### **Discussion of Hancock Building and Veteran's Housing**

- Chairman Kevin Cantwell asked if there are any funding or project updates.
- Fred Monaco said he is not as familiar as Jack Mather about the proposed use of the Hancock Building. He said there is an RFP out and only one firm has responded, NeighborWorks. He said this group would be good for veterans.
- Michael Bradley said the proposal consists of 8 units estimated to cost \$600,000 for 8 units. About 700 sq. feet will be reserved for the Marshfield Historical Society. Jack Mather said the Marshfield Housing Partnership usually spends about \$80,000 per affordable housing unit. This will cost about \$75,000/unit.
- Kevin Cantwell said there is \$500,000 available of CPC funds for affordable housing and the remaining can come from Marshfield Housing Partnership funds.
- Mike Bilas said the CPC investment to date is \$600,000. The total cost will be \$1.2 million contracted with the State. They need the State grant otherwise they can't go forward.
- Kerry Richardson said that he is on the Housing Board and typically it costs a minimum of \$80,000 up to \$125,000 per unit. The average is usually \$110,000 - \$115,000/unit. CPC bought the building for \$500,000. It would now require an additional of \$600,000 of CPC funds for a total of \$1.1 million.
- Mike Bradley said it's double counting to arrive at \$1.1 million of CPC funding. It isn't fair to link that \$500,000 to the current \$600,000. Its \$600,000 now, you can't link the two.
- Bert O'Donnell said that \$50,000 will be paid to the Town and space allowed for the Marshfield Historical Society.
- Bill Dodge said there is a real need for veteran's housing. One local veteran lives in the woods behind CVS.
- Kerry Richardson said it was originally planned to be congregate housing, but that has recently changed. Do you know if Marshfield veterans will be able to apply? Will you take all applicants from other towns? How will the applicants be prioritized?
- Bill Dodge said that they will accept all applicants from all over the Commonwealth. There will be 8 single rooms each with their own bathrooms and shared kitchens.
- Mike Bradley asked if there will be a preference for local veterans for housing, at least 60-70%?
- Fred Monaco said that over half of the units will be reserved for Marshfield veterans.
- Kerry Richardson said that the housing preferences will be in this order: Veterans of Marshfield, veterans of Massachusetts, residents of Marshfield or any residents in the Commonwealth. They could all be from Marshfield or none from Marshfield and/or none whom are veterans. They won't kick out people who are tenants if a veteran is in need. Father Bill's and MainSpring nonprofit will provide the case manager services. Two units will be made handicap accessible. The application fee is about \$7-8,000.
- Jackie Little said that there should be a preference for Marshfield's veterans.

### **Discussion of the 76 Ferry Hill/YWCA Property Purchase**

- Kevin Cantwell explained that the Board of Selectmen presented an Article for Town Meeting to purchase the 76 Ferry Hill Road property with CPA funding. The Selectmen submitted a CPC application on March 26<sup>th</sup>. They proposed to bond or borrow against future CPC income over a 10-20 year period. An additional proposal for the Town to run a summer camp on the property was also submitted by the Recreation Director. He asked how many of those present would like to see the property remain as a summer camp. A majority raised their hands. The property appraisal report was distributed to CPC members by the Selectmen's Administrator at 7:25pm.
- Michael Bradley said the original application was for the assessed value of \$1.375 million. Some people would like to see it remain as a camp and others as open space. The appraised value is \$ 850,000. We cannot, by law, purchase a property for above its appraised value. We are now asking the CPC for \$850,000 for the property purchase. We would like to propose this price to the YWCA owners although there is no guarantee they will accept the offer. We will return to the CPC to specify the actual use for the property.
- Kerry Richardson asked if the appraisal says what its highest and best use is.
- Bob Galvin said it says for one single family residence and /or a camp.
- Mike Maresco said that the Title V septic passed.
- Kevin Cantwell asked how much of the property resides in the flood plain.
- Mike Maresco responded that 10' of the barn is in the flood plain.
- Kevin Cantwell asked that given the flood plan changes, how that affects the septic. Does it need to be moved?
- Linda O'Callahan said that she oversaw the last installation of the septic. It's a pump and leaching system that resides higher up on the property.
- Kevin Cantwell said that CPC is under tremendous pressure given that we only received the actual appraisal report minutes ago and none of the CPC members have had a chance to read it. He asked if there is anyone present to discuss the camp proposal.
- Bob Galvin said that the YWCA is free to sell it for any use it wishes.
- Tim Russo said that at a cost of \$850,000 would still require borrowing.
- Kevin Cantwell said that to be clear the CPC has never borrowed for any project in the past. It has been a long standing CPC principle not to do so.
- Gary Pina, is a member of the Recreation Commission, had asked Director Craig Jameson to develop a proposal for a camp on the YWCA property for the Town. The Recreation Commission has not yet decided whether or not it supports the actual Town purchase of the property but he said he personally feels it's a good plan. There is a possibility to host all of the Town camps there. The Recreation Department could centralize its camps in that one location. There are a lot of possibilities, a walking path, all season activities and plans. He said we would still need ballfields all over town.
- Kevin Cantwell asked about the operating costs of the camp.
- Gary Pina responded that the camp's revenue would help cover the operating and maintenance costs.
- Tim Russo asked if there is a plan to move more or all of the Recreation Dept. programs there.
- Town Treasurer, Patrick Della Russo said it's a fee-based program. They would have to look at a fee increase to make this viable.
- Mike Bradley said that they will try to run it as a camp, if that doesn't work out then it will remain as open space. Craig Jameson was not able to come tonight.
- Bob Galvin said that CPC can approve it now, and then decide what they would like to do with it. For example, this was done in Norwell, land was purchased and later determined its actual use.
- Tim Russo said that the Warrant Article said it could be used for affordable housing.
- Jim Fitzgerald replied as Kerry said affordable housing unit's average around \$80,000/unit. This would be \$850,000/unit so that makes it unrealistic for affordable housing.
- Bert O'Donnell asked Bob Galvin if he can explain the affordable housing component if someone were to be care taker.
- Bob Galvin responded that can be used as a camp and a care taker.
- Mike Maresco clarified that on the CPC application they only specified the use for open space or recreation. If it's used as a camp it will require ADA upgrades.
- Tim Russo said at least another \$400,000 would be required for those updates. The appraised value includes the structures.

- Bob Galvin said that it's a building lot with the view acreage. It's possible to convert the building to become ADA accessible with additional CPC funding. We have a due diligence right. We have a right to terminate the Purchase & Sale agreement and replace it with a new amount.
- Kerry Richardson asked if there is anything else we need to know?
- Mike Maresco said he only received the appraisal this afternoon.
- Bert O'Donnell asked if there will be a more concrete plan in place by Town Meeting.
- Bob Galvin responded that there is an agreement based on a CPC vote to go back and negotiate. We would like to ask for \$850,000 plus acquisition costs.
- Jim Fitzgerald said that Patrick Della Russo said there are balances sufficient to cover the costs.
- Patrick Della Russo said that there are CPC project balances that could cover the \$850,000 or bond it and pay \$95-100,000/year. You can designate the open space, recreation or unreserved funds. He has received news from Community Preservation Coalition that the state matching grant is likely to go up this year which will increase total CPA funds above \$ 1.5 million/year.
- Jim Fitzgerald said it will either be a camp or open space.
- Kevin Cantwell asked if the Selectmen had requested a ranking or assessment from the Open Space Committee. They had not made that request so CPC requested such an assessment from the Open Space Committee to rank the property. Karen O'Donnell's ranking was 194 out of 400, Bill Grafton's (Conservation Agent) ranking was 214 of 400. Kevin Cantwell said he considers below 50% being a failed ranking.
- Bob Galvin said that Open Space Committee gets favorable prices, for example \$300,000 for 37 acres of Pratt property, because they had developed a long standing relationship. This case required immediate action and did not have the time available to cultivate such a relationship.
- Kerry Richardson asked if Karen O'Donnell has an opinion or comments to offer.
- Karen O'Donnell said at the last Open Space meeting they didn't discuss it because they didn't have enough time. She is thus not speaking as the Open Space Chairwoman. The ranking would have been higher if there were drinking water protection attributes available on the property.
- Advisory Board Member Don McAleer said that he had toured the property and supports the purchase.
- Jim Fitzgerald said the Selectmen had to "Strike while the iron was hot." We didn't have a cultivated relationship with the owners as with usual open space purchases.
- Bert O'Donnell said that except for the lack of drinking water protection the ranking is similar to other properties purchased by the CPC. Bert said that he lives in that area but there is limited access to the water in the area.
- Kevin Cantwell asked if it would be open to the public
- Jackie Little said that she was Chair of the Recreation Committee and the space is perfect for some many Rec. programs. All three of her children went to the YWCA camps and eventually become Eagle Scouts. It would be more efficient to have all the Recreation Department camps in that space. The Cambridge YWCA did not invest much money in the property or buildings in recent years. The YWCA had recently kicked out the quilting clubs and other women's programs. There are a lot of options with the house, barn, kitchen and swimming pool. The schools could do an outdoor school. The space has not been fully utilized. She was a Scout Leader there for 17 years.
- Caroline Shanley said that she lives near the property and wrote her Masters' Thesis on the YWCA Ferry Hill property. The Town had paid and invested a lot of money into it.
- Tom Whalen said it would be a waste of \$1 million with such a low value to the Town. What if something else came on the market for purchase, that's a good investment but CPC didn't have the cash available to purchase.
- Jay O'Callahan said the property is a beautiful marsh property. Not enough consideration has been given to how the marshes influence kids, it's a rare opportunity. He worked at the summer camps, hosted weddings and other events and uses of the facilities.
- Gary Pina said he doesn't think the Town has done enough for recreation. He said the Town needs an affordable camp that costs about only \$100/week, as it was in 2005. He spoke with Craig Jameson about using the camp for all Recreation Dept. camps.
- Amy Gordon, Director of Summer Camps, said last summer there were roughly 85-125 kids at the YWCA camps.
- Michele Campion asked how much one week of the YWCA camp cost last year.
- Amy Gordon replied about \$210/week

- Amy Gordon said there were 87 kids/week x 8 weeks = \$146,160.
- Kevin Cantwell asked about the operational cost of the camp.
- Amy Gordon replied that it would require about \$60,000 to operate the camp.
- Tim Russo asked why the owners are selling the property.
- Amy Gordon replied that the Cambridge YWCA felt that it was harder and harder to manage the programs. The Cambridge YWCA told her the quilting group didn't generate any revenue but the camp does.
- Kerry Sylvester said that Grad. Nite Live is currently using it.
- Dorris Carol said that the YWCA is not handicap accessible. They can't have little kids there without the ADA accessibility.
- Matt McDonough said his kids loved the camp. They come home tired, dirty and happy. Other camps don't have the access to the pool, river, marshes, etc. It's possible to consolidate the Rec. programs and bring the quilters groups back there too.
- Patrick Della Russo said that CPC has unused funds available. Over \$500,000 could go to a 10 year note. With \$85,000 down in principal and \$10-12,000 in interest/year.
- Kevin Cantwell said that the CPC has done a lot to support recreation facilities in Town.
- Kerry Richardson said the current estimated value of the buildings \$100,000.
- Mike Maresco said there's no guarantee the owners will accept \$850,000.
- Kevin Cantwell asked if there were any other comments.
- Kevin Cantwell read a letter emailed to CPC from Judy Crowley who recommended CPC not purchase the property and buildings. He said that CPC had paid \$301,000 for the Pratt property. How much upland property exists on the YWCA property?
- Bert O'Donnell replied that only about 2.5 acres are upland acreage.
- Tim Russo said that Rockwood Road paid \$800-900,000 for all the fields. Two more school playgrounds may need to be completed. This is a lot to pay for a camp. It isn't realistic to centralize all the activities in that limited space and location.
- Selectman Mike Bradley said it's a rare opportunity to preserve a property as unique as this one with the proximity to the ocean. He moves to spend \$850,000.
- Kerry Richardson said that Town Treasurer Patrick Della Russo said this is financially feasible.

**MOTION:** Kerry Richardson made a motion to fund up to \$850,000 for purchase of the 76 Ferry Hill property. Bert O'Donnell second the motion. All in Favor: Michele Campion, Bert O'Donnell and Kerry Richardson. All those opposed: Tim Russo, Mike Bilas and Kevin Cantwell. Tie vote. The motion does not pass.

#### CPA Logo

**MOTION:** Tim Russo made a motion to accept Logo B and C options of those provided by Shields Design, with B being the primary logo. Michele Campion second the motion. All in favor. Motion passes.

#### Minutes

**MOTION:** Kevin Cantwell made a motion to approve the March 14th open meeting minutes. Michele Campion second the motion. Kerry Richardson abstained. All in favor. Motion passes to accept the March 14<sup>th</sup> minutes.

#### Other business

- Kevin Cantwell asked Marcy Strazer Concannon to invite the Harbor Master, Mike Dimeo, to attend the next CPC meeting for an update.

**Next Meeting:** The next CPC Open Meeting is scheduled for May 9th at 7pm.

**MOTION:** Chairman Kevin Cantwell made a motion to adjourn the open meeting at 9:17 pm. Motion second by Mike Bilas. Open meeting adjourned.

Respectfully submitted,

Marcy Strazer Concannon  
CPC Administrator