

**Town of Marshfield
Community Preservation Committee
Open Meeting Minutes --- October 20, 2021
ZOOM Meeting**

Members Present: Kevin Cantwell - Chair, Tim Russo – Vice Chair, Bert O'Donnell, Meghan Enwright, Mike Bilas, Denis Kelleher. Michele Campion and Kerry Richardson – not present.

Guests: Karen O'Donnell, Ned Bangs, Barbara Carney, Ann McAleer, Don McAleer, Cindy Castro, Greg Guimond, Lorrie Dahlen, Cecilia Calbimonte, Craig Jameson, Nancy Bowers, Susan Caron, Norma Haskins, Karen Vieira.

Call to Order: MOTION: M Bilas made a motion to open the meeting at 7:00 pm. K Cantwell seconded. Approved 6-0 by Roll Call Vote: B O'Donnell – yes, M Enwright – yes, M Bilas – yes, D Kelleher – yes, T Russo – yes, K Cantwell – yes.

FY23 Applications to Review:

Daniel Webster Estate Window Restoration

Barbara Carney, of the DWPT (Daniel Webster Preservation Trust) is requesting \$22,000 in to replace 7 windows with leaded beveled glass panes. They wish to replace 2 panes in the parlor, 3 panes in the stair landing, and 2 panes on either side of a glass door. The original broken glass had been replaced with plain glass when leaded glass had been difficult to acquire. A resurgence of the art now creates the opportunity to restore these panes to their original design. Artist, Jim Anderson would be commissioned to replicate these windows as he has done to a few other windows at the Estate in years past. They have been very happy with his work as well as his competitive pricing.

T Russo asked how they know what the original windows looked like. B Carney answered that they have a few old photographs as well as the architectural drawings of the Estate. Ann McAleer mentioned that the Boston Public Library has the original plans that they hope to access once the library reopens Spring of 2022.

D Kelleher wanted to know what is currently in their place; and whether the estimate includes installation. B Carney said it was replaced with standard clear glass. The estimate does include installation.

M Enwright inquired if accurate measurements had been taken by the artist. B Carney said that has not yet been done.

Historic Document Storage

Cindy Castro, on behalf of the Historical Commission, is looking to protect documents in 3 fire proof cabinets to be stored at their new office within the Veterans Housing building, to include 2 stand up cabinets and 1 other designed for maps. \$20,000.

D Kelleher asked if any funds had been originally allotted for outfitting the office. C Castro replied there was not.

T Russo inquired if there were plans to digitize these historical documents. C Castro said once they could sort through all, currently in storage at the Marcia Thomas House, they hope to do so.

Shipyard Markers

C Castro would like to commemorate 3 more shipyards with markers at a cost of \$30,000. Lower Rogers Yard, at Roht Marine, built ships between 1794 -1819. Brooks Tilden Shipyard, on west side of Union Street Bridge, operated 1784 - 1847. Taylor Carver Shipyard, east of the Union Street Bridge, in business years 1848 – 1860. The estimate includes 3 cast iron signs, concrete posts, iron paint, fasteners, and installation. It does not include permit cost.

K Cantwell referred to B O'Donnell asking if the conservation permits could be waived. B O'Donnell said installation of the markers could be exempt as a de minimus activity. There is no fee for this. If permitting was required, Town fees could be waived.

B O'Donnell inquired if the signage wording would be voted by the Historical Commission. C Castro said the wording would be the same as other markers, to include the name, years in operation, and ship tonnage.

M Bilas asked how many markers have been placed in Town, and how many more anticipated. C Castro said 10 markers were placed, 3 for shipyards and 7 other historical markers. After these 3, no more are expected in the next 4-5 years.

M Enwright wanted to know if the markers were maintenance free. C Castro replied that only touch up paint would be likely in 7-10 years.

Blacksmith Shop

C Castro explained that the Blacksmith Shop on Winslow property is in need of \$60,000 in restoration work. Beams have rot, the exterior needs some work, and bug control is a problem.

D Kelleher asked if the building itself is historically significant to the Town. C Castro answered that the art of blacksmithing is of importance more than the structure. Funds are not available to build a new structure, restoring the shed is more viable.

B O'Donnell thought the collection of antique tools within the shed to be significant and C Castro agreed.

Conservation Restrictions

Karen O'Donnell, Open Space Committee member, is seeking \$28,482.41 to cover costs of 2 conservation restrictions. 1) Land consisting of 25 acres off Old Mt Skirgo requires a CR to comply with CPA law. This was intended years ago, as the turtle habitat was disrupted by construction of the Boys and Girls Club. A conservation management plan was put in place in 2011, with the addition of the fields in 2013. However, many balls were dropped and a CR has yet to be obtained. 2) Open space purchase of 62 acres off Union Street also requires a CR. These parcels are currently protected under Article 97, but a CR held by a private entity is preferred.

M Bilas questioned if it had to be a non-Town entity. K O'Donnell explained that a private entity is the best protection, remains in perpetuity, and would not be dissolved.

K Cantwell asked if any organization, other than Wildlands Trust provide this service. K O'Donnell answered that they have to be a State recognized organization, there are not many out there. Wildlands Trust has been the most willing to take on different parcels. Cost varies depending on accessibility and the amount of abutters.

S Caron commented that the Conservation Commission has not yet accepted this, but it will be discussed at the next meeting.

Greg Guimond said he believes this parcel to abut Modera II, which is planning between 400-600 apartment units. The CR will help to maintain this land. With this information, K O'Donnell stressed the need for a CR.

Appraisals

Open Space Chair, Susan Caron is requesting that \$30,000 be added to the existing Appraisals Account, opened in 2009. This reserve helps ensure confidentiality and speed of access when a land purchase arises. Cost has increased to an average of \$2,500 - \$3,000 each appraisal over the past 12 years. Currently there is \$11,800 in the account.

K O'Donnell said a CR for Field Street land has recently been completed, decreasing that balance.

CG Hill Community Gardens

Lorrie Dahlen of the AgCom, is looking for \$24,500 to improve the gardens at CG Hill. A fence with netting across the top is needed to protect plantings from animals. A shed, to be built by MHS wood shop, would be useful for gardeners and to store larger tools. A donated greenhouse would be moved to a better location, with base improvements and added ventilation, pending approval from the donor. New compost stations, possible tree removal, and water relocation would improve features as well.

B O'Donnell asked how many Town owned garden plots exist. L Dahlen answered that there are 20 in ground plots at Mounces' Meadow for the advanced gardener. There are 20 raised bed plots at CG Hill for the less experienced gardener.

L Dahlen commented that excess produce was delivered to the Marshfield Food Pantry. B O'Donnell thought that was a great donation. Cecilia Calbimonte, a new member and experienced gardener, said she plans to work with the food pantry to grow specific produce lacking at the pantry.

L Dahlen hopes to have a garden bed exclusively for kitchen herbs to be used by all.

C Jameson commented that the Community Gardens has been great for the AgCom as well as the Recreation program. He is in full support.

Court Lighting

Craig Jameson, Recreation Department Director, is asking for \$75,000 to add lighting to the almost complete Multi Sport Courts. Lighting was in the original plans, but actual costs exceeded the budget. However, he is hopeful that the lighting estimates will come in lower than the \$75,000.

K Cantwell asked if the lights would be controlled to turn off each night, and who would be responsible for electric bill. C Jameson replied that lights would shut off at 10pm. Each user group would cover cost of electricity, based on time used.

M Enwright, referring back to the Street Hockey Rink project, wondered if a light wash study had been done to see if the spread would affect abutters. C Jameson said the Courts' location makes it unlikely to be an issue.

Trails Upgrades

Ned Bangs, of the Recreation Trails Committee, requests a grant for \$102,990. Gates are needed to close off the trails from vehicle access points such as Grove Street and Ferry Street. There are double gates at the Senior Center that may be obsolete in the future. RTC has put in a request for them. Money would still be needed to relocate and install. RTC is working with Eversource to better manage the access point on their land on South River Street. Signs are needed, "Trail Use Dawn to Dusk, Police Take Notice" and "Eversource Vehicles Only, Police Take Notice" to better control cars blocking the gate. G Guimond presented drawings designating a small lot for 5-6 cars, bollards to block off a section, and regrading of an area along the street with a short retaining wall. At the Station Street access point, there would be 2 parking spaces, bollards, and signage needed as well.

G Guimond said flashing pedestrian lights are assembled and ready for installation. However, they are solar powered and their weight is more than anticipated, requiring a crane to install. K Cantwell asked if the State grant for these lights expired at a certain date. G Guimond replied that they needed to be installed by end of December 2021.

N Bangs talked of the kiosk signs, showing photos of those installed, others are still in production.

B O'Donnell commented that the Station Street area is heavily wooded, helping to shield the trail from neighboring homes. He cautioned the RTC to better complete open projects, and not have overlapping requests in new projects. N Bangs explained that Covid caused many delays, but all should be back on track by Spring. B O'Donnell said he would like to hear back from the RTC after the New Year to be updated on progress.

N Bangs said there are trail cleanup days on Tuesdays, and every other Saturday. There is a volunteer group planned to clear out discovered fire pits and party debris at the Webster Wilderness Trail on October 30th.

Minutes Review: MOTION: B O'Donnell made a motion to approve the executive meeting minutes of August 11, 2021 as amended. D Kelleher seconded. Approved 5-0-1 by Roll Call Vote: B O'Donnell – yes, M Bilas – yes, D Kelleher – yes, M Enwright – yes, K Cantwell – yes. T Russo – lost remote connection, briefly.

Next Meeting Date: November 10, 2021 at 7:00 pm.

Adjourn: MOTION: T Russo made a motion to end the meeting at 8:40 pm. M Bilas seconded. Approved 6-0 by Roll Call Vote: M Enwright – yes, B O'Donnell – yes, D Kelleher – yes, M Bilas – yes, T Russo – yes, K Cantwell – yes.

Respectfully submitted,

Tracy Pomella
CPC Administrative Assistant

Minutes Approved November 10, 2021