

**Town of Marshfield  
Community Preservation Committee  
Open Meeting Minutes --- December 13, 2023  
ZOOM MEETING**

**Members Present:** Kevin Cantwell - Chair, Denis Kelleher – Vice Chair, Mike Bilas, Bert O'Donnell, Stephen Merrick, Michele Campion, Cecilia Delgadillo-Calbimonte (7:06 pm)  
Kerry Richardson (7:14 pm)

**Guests:** George Skidmore, Chris DeOrsay, Molly DeOrsay, Tom Reynolds, Chris Cunio, Steve Cunio, Max Misiaszek, Jack Griffin, Doug Russell, Jack Arouca, Reverend Andrew Ponder Williams, Jackie Little, Carol Hamilton, Sheila Gagnon

**Call to Order:** MOTION: D Kelleher made a motion to open the meeting at 7:00 pm.  
B O'Donnell seconded. Roll Call: D Kelleher - yes, B O'Donnell – yes, M Bilas – yes, S Merrick – yes, M Campion – yes, K Cantwell – yes.

**APPLICATION REVIEW**

**NCC Parish \$821,400:** Chris DeOrsay reviewed a response sheet, previously emailed to the Board, pertaining to questions regarding the three factor test of government - religion funding. He explained that the money would not directly assist the Church in its religious functions, only the historical building. The building is on both the National and State Historical Registry. In the CPC database, there are numerous historical Churches across the State that have received CPC funding. The Church has put in over 150K in exterior work in the past 3 years. They are incapable of funding the historical ornamentation. Without a grant, it will not be done at all. Therefore the grant would not be offsetting funds to use for religious activities. The Church would grant the Town first right of refusal if ever sold. If they were to dissolve, the building would be transferred to another non-profit.

- K Cantwell asked if it were true that the property is mortgage free and property tax exempt. C DeOrsay confirmed it to be true.

- Reverend Andrew Ponder Williams said they take their responsibility to the community very seriously. They hope to partner with the Town in preserving this widely used building.

- Board members praised the Church for their community outreach and felt it was a great cause. They struggle with the request amount and that it is not Town owned. Most importantly, legally, they still see the funding being an issue with Church vs. State.

- Jackie Little spoke in support of the Parish Hall as a place used by many in a non-religious way.

- Rev Williams explained that because the building is not used primarily for Church functions, denominational grants, funds, and loans are unavailable to them.

MOTION: B O'Donnell made a motion to recommend the Town grant \$300,000 in CPC funds for the restoration of the North Community Church Parish Hall.

- K Cantwell commented that the motion was a reduced amount. There was no second to the motion. He asked if anyone would like to make a motion at the full amount. There was no motion offered.

- C DeOrsay asked for an explanation as to what options were available. K Richardson said that because there was not a second on the motion, there would not be a vote and it would not move onto Town meeting. C DeOrsay asked if they could make any revisions and return to the CPC. K Richardson said they have a right to bring revisions forward but the Board has the right to deny them. M Bilas mentioned to the NCC participants that since a motion to further consider the NCC related proposals for approval was not made, it basically means that there will be no further consideration of the proposal. If the NCC wants to submit another proposal or the same proposal for the next year's application process that would certainly be an option for them to consider.

C Delgadillo-Calbimonte thanked the Parish members for all that they do for the community.

S Merrick left the meeting for another engagement.

**Skate Park \$215,000:** Chris Cunio addressed concerns brought up at the prior CPC meeting. He supplied a letter of support from Police Chief Tavares. The plan was revised to better accommodate multiple age groups and ability levels. There will be five separate sections in the expansion to improve the safety concerns at the Park.

- B O'Donnell said he recently became aware of the Levitate Foundation and asked if they would help in funding. C Cunio said he is on that Board and the Foundation will be helping on another request, for a mural on the wall facing the Park.

**MOTION:** M Bilas made a motion to recommend that the Town approve a grant of **\$215,000** in CPC funds for the expansion and safety revisions as outlined in Phase II of the Skate Park.

D Kelleher seconded. The motion passed 7-0 by Roll Call Vote: B O'Donnell – yes, M Bilas – yes, K Richardson – yes, C Delgadillo-Calbimonte – yes, M Campion – yes, K Cantwell – yes, D Kelleher – yes.

**Senior Center/MYBL \$496,000:** K Cantwell updated the Board about a recent site visit at the Senior Center where the DPW, Recreation Dept., and Council on Aging met with a few CPC members to look over the grant request plan. He commented that resurfacing the pickle ball courts would not be feasible at this time and a crushed stone perimeter is not advisable. However, the wind screen, putting green, and lighting could remain in the request. Carol Hamilton said the wet grass perimeter was a safety issue that she would like addressed.

- Tom Reynolds offered adding the dugouts to the Ballfield application eliminating \$95,000 from the COA/MYBL request. K Cantwell suggested the Senior Center/MYBL request be reduced from \$496,000 to \$238,000.

- C Delgadillo-Calbimonte asked how many wind screens would be included. Carol thought it was for one; she will confirm with others.

- B O'Donnell asked how the increased usage would be handled on the pickle ball courts with the addition of lighting. D Kelleher answered that Craig Jameson has offered to help with scheduling.

C Delgadillo-Calbimonte praised the synergy that she witnessed between the DPW, COA, CPC, and the Recreation Dept. for bringing this project together.

K Cantwell thanked T Reynolds for all his years on the DPW as he enters into retirement. T Reynolds said it had been an honor.

**Winslow Doors \$13,500:** Jack Griffin summarized his request for mahogany doors for the Winslow House. He said their operating budget is \$30,000. They do not have the ability to pay for all the up keep. He mentioned that although they are privately owned, they do cover the insurance on the Town owned buildings that reside on the property.

- K Cantwell said they have given grants to the Winslow House in the past. He wondered about a furniture piece that had been sold, and where that money was spent. J Griffin said he would look into it.

- B O'Donnell cautioned that it's important to actually preserve historical features. J Griffin said the current doors are not original. The new doors would be more historically accurate as well as weather tight. B O'Donnell added that a previous year the CPC funded a study to see all the work that needed to be done on the building. J Griffin said it was the Finch & Rose Report, he is familiar with it. The roof and chimneys were a couple items on that report. The CPC funded the roof and this past year, and the Winslow House had the chimneys repaired for \$13,000.

K Cantwell wants to pull up that report and review again.

#### **Other Business:**

- Garretson Barn – Applicants were not available to review at this time. Jack Arouca said the roof is an immediate concern. K Cantwell said the Select Board is unsure what they want to do with the structure just yet. The beam estimate came in at \$100,000. M Bilas mentioned that they just received the request to provide funding for beam replacement/repair and wondered if this should be considered a new proposal as he thought the original request just dealt with the roof replacement. He suggested that a review be done by the requestors to decide what actually needs to be done with the barn, what will be the purpose, what else needs to be repaired, etc. versus coming in for funding on several different occasions. That way everyone will have a better idea of the funding needs for the entire project.

- K Cantwell recommends that more assessment reports be gathered to see the needs of the Town in the next 5-10 years for all areas. M Campion said she would bring it up with the Historical Commission.

**Minutes Review:** MOTION: D Kelleher made a motion to approve the meeting minutes of November 8, 2023 as amended. K Cantwell seconded. Motion approved 7-0 by Roll Call Vote: B O'Donnell – yes, M Campion – yes, K Richardson – yes, C Delgadillo-Calbimonte – yes, M Bilas – yes, D Kelleher – yes, K Cantwell – yes.

**Next Meeting:** January 10, 2024 at 7:00 pm.

**Adjourn:** MOTION: K Cantwell made a motion to adjourn the meeting at 8:37 pm. M Bilas seconded. Motion passed 7-0 by Roll Call Vote: D Kelleher – yes, K Richardson – yes, M Campion – yes, C Delgadillo-Calbimonte – yes, M Bilas – yes, B O’ Donnell – yes, K Cantwell – yes.

Respectfully submitted,

Tracy Pomella  
CPC Administrative Assistant

Minutes approved January 10, 2024