

OPEN SPACE COMMITTEE

THURSDAY, SEPTEMBER 20, 2018

HEARING ROOM 3, 2ND FLOOR at 7 pm

MARSHFIELD TOWN HALL, MARSHFIELD, MA

A meeting of the Marshfield Open Space Committee (“the Committee”) was called to order at 7:04 pm. Chairperson Karen O’Donnell (KO), members Chad Haitsma (CH), Vicki McPherson (VM) Sue MacCallum (SM) and Kevin Cantwell (KC) were present. Chris Ciocca (CC) was absent.

Resident Billy Last, Jr. was also present.

Minutes Review: Regular session minutes for June 14, 2018 were reviewed. KO made a motion to approve regular session minutes for June 14, 2018. Seconded by VM. The minutes were approved as written. SM abstained.

Natural Heritage Mitigation: KO recognized Mr. Last for this discussion. He distributed a detailed handout with information relating to permitting under the Natural Heritage and Endangered Species Program (NHESP) and the permit specific to VRT Corp. VRT is the owner of the remaining land located within Enterprise Park. NHESP has determined this area as estimated habitat for the Eastern Box Turtle (EBT). Because of potential loss of habitat for the EBT, VRT’s Conservation and Management permit (CMP) requires mitigating off site. To achieve this, VRT is actively seeking to restrict land for “net benefit to the EBT”. They will also need to make a cash contribution (Mill Creek/\$520,000 and VRT/\$110,000) to a mitigation bank that the Nature Conservancy oversees. Mr. Last indicated that mitigation bank funds historically have not been directed toward protections on the South Shore. He has been negotiating, as part of VRT’s CMP, to have necessary funds put in escrow for purchasing land, forestry and/or EBT habitat management plans, trail work, CRs or APRs within the Town of Marshfield to protect EBT habitat. Mitigation funds through build out at Enterprise Park could be as much as \$2.3 million. However, it appears that there is a very small window of time to accomplish any of this. Possibly only 45 days once the project is approved.

CH asked what the benefit to VRT is. Mr. Last responded that the mitigation is necessary in order to permit the Mill Creek 40B and any other projects in the subject area. CH asked who owns VRT. Mr. Last responded that the land is owned by Verrochi Realty Trust. Mr. Last added that the funds could be used for research, management, maintenance, survey work, title research and monitoring fees.

SM asked about who would hold any restrictions. Mr. Last indicated that he was working on forming a non-profit for that purpose. SM indicated that a local organization, town or entity accredited to accept CRs and land donations would be required. Typically management fees for monitoring a CR start around \$12,000. SM added that the project would have to prove that it will enhance EBT habitat.

Mr. Last indicated that mitigation bank funds are always held in escrow for 45 days. CH inquired about the mitigation bank. If the money is deposited in the bank, you can apply for funds, but you lessen your control because there are many more applicants.

Dog Park: KO reported that resident and Recreation Commission member Steve Darcy continues to look for an appropriate town-owned parcel in order to apply for a Stanton Fund grant to create a dog park in Marshfield. The Pratt property purchase and CR preclude it's use as an active recreation site.

Old Business:

352 Furnace Street: KO reported that the amendment to CR#74 had been approved and recorded and the Town had received approximately \$102,000 in grant reimbursement funds.

Pratt Property: KO reported that the CR had been recorded after the 1-year demolition delay expired. She had talked with Russell Clark of Humarock Mooring Service regarding the in and out of the ramp and float for the canoe and kayak launch at the Keville Bridge and was waiting for an estimate to remove and store it. In order to finish the trail project, we still need to provide ADA parking and access to the rail trail from CVS.

Recreational Trail Signage: VM reported on the status of trail signage. The map for the Jose Carriero Woodland is done. VM asked for clarification on what the Committee was comfortable funding for signage at the site and asked if we could help fund the “you are here” signs. She talked about the cost and construction for them. KO stated that she thought the Committee could fund the kiosk signage from acquisition funds but funding for the “you are here” signs should come from the \$72,000 CPA funds that Recreational Trails received at Town Meeting.

There was a brief discussion of the funds still in land acquisition accounts. SM suggested that those funds remain in the accounts until signage has been approved and paid for.

KO reported that VM will be leaving the Committee. VM explained that her life had become very busy, and she could no longer commit her time to the business of the Committee. She offered to stay into November. KO indicated that VM was now the new Chair of the Recreational Trails Committee. VM stated that, in addition to welcoming a new grandchild to her family, she is also involved with the Chamber of Commerce and plans for enhancing the downtown. KO thanked her for her service and expressed sorrow at losing her valuable insights and contributions on open space and trails in Town.

Committee Membership and Policy: KO reported that she had shared the 2007 Clifford memo that suggested procedures to follow for land acquisitions with the new Town Administrator.

Next Meeting Date: October 11, 2018.

CPA FY2019 Application: There was a discussion about filing an application with CPC for monies to support and, if necessary, defend any CPA conservation restrictions from potential encroachment issues. After discussion, the Committee voted to file an application for \$20,000 before the September 30, 2018 deadline. KO will prepare and file.

At 8:34 pm, KO made a motion to enter into executive session, not to return to regular session for real property discussion because discussion in an open session may be detrimental to the Committee’s

negotiating position. Seconded by VM. Roll Call vote: KC yes, CH yes, VM yes, SM yes and KO yes.

Submitted by Karen O'Donnell

Habitat Mitigation Funds handout