

Marshfield Housing Partnership Meeting

Virtual and In Person
7:00 pm, September 20, 2022
Hearing Room #2
Marshfield Town Hall

On July 16, 2022, Governor Baker signed into law An Act Extending Certain COVID 19 Measures adopted during the State of Emergency. This Act includes an extension until March 31, 2023, the remote meeting provisions of his March 12, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law. The Housing Partnership Committee shall be meeting remotely until further notice. An audioconferencing application will be used for this purpose. The telephone access number will be provided on all meeting agendas. This application will permit the public to access and participation in future Committee meetings and hearings. Instructions for joining the meeting in this manner will be provided on the Town and Town Clerk's websites. We extend our thanks for your understanding and participation.

Join Zoom Meeting

<https://us02web.zoom.us/j/81842632457?pwd=TSstCQVk0V01Yc1VneINJVmxvaUtsZz09>

Meeting ID: 818 4263 2457

Passcode: 828508

One tap mobile

+16465588656,,81842632457# US (New York)

+16469313860,,81842632457# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

Find your local number: <https://us02web.zoom.us/j/81842632457?pwd=TSstCQVk0V01Yc1VneINJVmxvaUtsZz09>

Agenda - Revised

- I. Meeting Called to Order
- II. Attendance
- III. Report of the Secretary
Minutes of July 26
- IV. Housing Production Plan
Mass Housing – Judy Barrett
Outreach will have to be demonstrated
Payment from CPC
- V. Consultant/Coordinator
Joining other town's Housing Partnerships
- VI. Invoices from Neighbor Works

Three to be paid from MMDT and CPC
Vote to pay
Balances at The Housing Authority and CPC
Signers of the Checks – Greg Guimond and Kevin Cantwell

- VII Sales of MHOPP properties
Cody Rohland
- VIII. Town Owned Properties
Ferry Street, and others
Rehab, resale with Deed restriction
- IX. Composition of the Partnership
Five members plus Liaison
Need at least two additional members
- X. New Business
Generators for Tea Rock and Grace Ryder
- XI Adjourn/Next meeting

NOTES TO REMOTE MEETINGS

1. All or any of the members of the public body may choose to participate in a public meeting via remote access. Meetings may be virtual, in their entirety.
2. The public will not be allowed into a Board/Committee meeting, even where there are any members of the public body and/or town staff or official(s) physically present at the meeting location during the meeting. "Public comment" portions of meetings will be temporarily suspended.
3. However, the public will be provided with alternative access through which they can watch or listen to meetings "in real time," and meeting notices will specify the manner in which members of the public may access audio or video of the meeting as it is occurring.
4. If, despite our best efforts, our technological capabilities do not adequately support public access to virtual or remote meetings, the town will ensure that an audio or video recording, transcript, or other comprehensive record of the proceedings at the meeting is posted on the town's website as soon as possible after the meeting.
5. Notices for public hearings will contain additional information about how the public may participate via electronic/technological means.
6. For executive session meetings, public access to the meeting will be limited to the open session portion(s) of the meeting only. Public access to any audio, video, internet or web-based broadcast of the meeting will be discontinued when the public body enters executive session.
7. Where individuals have a right, or are required, to attend a public meeting or hearing, including executive session meetings, they will be provided with information about how to participate in the meeting/hearing remotely.
8. Meeting notices will still be posted at least 48 hours in advance (not counting Saturdays, Sundays, or legal holidays), unless it is an emergency meeting as defined under the Open Meeting Law (in which event, the meeting notice will be posted with as much advanced notice as is possible in the circumstances). Minutes will still be taken.

Marshfield Housing Partnership Meeting

ANDERSON STRUCTURAL ENGINEERING, INC.

764 PLAIN STREET
MARSHFIELD, MASSACHUSETTS 02050
781-837-6949

July 14, 2022

William Metz
935 Union Street
Marshfield, MA 02050

Re: 21-083 935 Union Street
Marshfield, MA

Dear Bill,

We have been engaged to provide recommendations for the proposed replacement of the dilapidated roof at the rear of the above referenced residence.

Apparently the membrane roof and nearly flat roof frame of the 18' x 26' one storey living area has been susceptible to leaking and ponding of rainwater. In addition, the low headroom that currently exists is architecturally undesirable. Therefore rather than replacing the flat roof "in-kind", we have suggested the new roof be reconfigured as indicated on the attached drawings.

To establish the existing foundation conditions, an exploratory hole was dug (see photo) which revealed a continuous concrete footing approximately 10" deep by 16" wide that extends less than 16" below exterior grade with a row of CMU functioning as a stem wall. There is an existing slab which is covered by wood flooring.

It is our understanding that when an existing building roof requires repair and/or replacement, the adequacy of the existing foundation is typically not brought into question. However, since the new roof would be pitched with ceiling added there would be a moderate increase in the dead loads imposed.

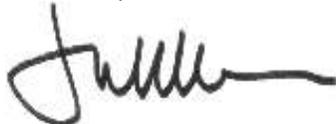
The existing footings appear to be wide enough to distribute the gravity loads but do not extend far enough below exterior grade to satisfy frost depth requirements. While underpinning of the entire perimeter foundation could be performed to achieve the necessary frost depth, in the past it has been deemed acceptable by building authorities to introduce supports that redirect any new roof loads to isolated locations that can be more easily underpinned which is what is depicted on the attached drawings.

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There is a code provision for the frost protection of shallow foundations (IRC 403.3) which may be applicable as an alternative to the underpinning and reframing proposed if full compliance of the existing foundation is required.

If you have any questions or comments, please don't hesitate to contact us.

Sincerely,



Thomas E. Anderson
President / Senior Project Manager .

