



TOWN OF NORWELL

345 Main Street

Norwell, MA 02061

(781)-659-8000

TOWN OF NORWELL
TOWN CLERK

2022 FEB 28 PM 1:12

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Community Preservation Committee

REMOTE Meeting Minutes

February 17, 2022

The Community Preservation Committee was called to order by acting Chair Bob McMackin at 7:03pm. Also present were, Bob Norris, Rachel Wollam, Deb Stuart, Brendan Sullivan, Chris Greeley, and Patrick Kelly. Guests included Christin McCarthy, Town Accountant. The meeting was recorded and held via zoom.

Administrative Matters

Motion; made (Bob Norris) to accept the Agenda of February 17, 2022 as written. Seconded (Deb Stuart) and passed 7-0-0 by roll call vote, show of hands.

Motion; made (Bob Norris) to accept the amended minutes of January 20, 2022 and the amended minutes of February 3, 2022, seconded (Deb Stuart) and passed 7-0-0 by roll call vote, show of hands.

Vouchers

Motion; to pay the vouchers that were presented by the administrative assistant (Bob Norris) seconded (Brendan Sullivan) and passed unanimously 7-0-0 by roll call vote.

- East Field Pathway Recon, Acct 15-194-8103-6801, Mass Pavement \$4,507.50&
Mass Pavement \$6,224.00 total voucher \$10,731.50
- Jacobs Farmhouse- Roofing Acct.15-194-8034-6735 \$1,208.83
- Restoration Acct.15-194-8069-6726 \$2,344.29
- Cider Room Acct.15-194-8077-6774 \$ 182.75
- Accessibility Acct.15-194-8084-6780 \$ 504.13
- Gaffield/ Dover Police Detail Acct.15-194-8115-6804 \$3,470.92

Liaison Reports-0

Budget Review

Christin McCarthy, Town Accountant joined this evening to share and explain an updated spreadsheet showing the application requests and an overall financial overview for the Community Preservation Committee and for FY23 Special Town Meeting and Annual Town Meeting.

Review the 2021 -2022 Applications

2021-2022 CPC ARTICLE DESCRIPTIONS

SPECIAL TOWN MEETING REQUESTS

Rehabilitation of the Woodland Trail Network

The Norwell Woodlands, Open Space, and passive Recreation Trail System have been devastated by the significant winter windstorms. According to the Town's trail crew, town residents, guest users and Glenn Ferguson, the danger for users of the woodland trails is extremely high. The threat of trees and branches falling from literally hundreds of trees is at a critical level and must be addressed. Tree and Grounds have advocated for 4-year funding, which CPC and Town voted to approve. We are asking for continued funding since the ongoing support has been a success. This is phase 3 and the ask is for 26K

Signage and Maps

The Signage Account that was approved at Town Meeting (ART 35 FY 14) was accidentally closed with roughly a \$10,000. balance due to an accounting misunderstanding. The current application is a request to replenish the account so the Conservation Commission can continue with its prior plans to update maps and trails. Ask 10K

Jacobs Pond Dam and Fish Ladder Improvements

The Town Highway Department and Conservation Commission would like to complete design and permitting for a fish ladder and dam improvements at Jacob's Pond. In July 2021 the Town received a dam inspection report that noted deficiencies in the Jacobs Pond Dam. The Town is also working with the North and South Rivers Watershed to install a fish ladder at Jacob's Pond after three dam removals downstream on Third Herring Brook to allow river herring to reach the 62 acres of habitat in the pond. Preliminary design will be completed by the Spring of 2022, funded with a grant from NOAA and funds allocated to the project through the Conservation Commission. These funding sources will provide a match to CPC funds for design and permitting, to be completed from Spring 2022 to Spring 2023, depending on speed of permitting agencies. Funds from NOAA (26K) and the Conservation Commission (30K) must be used for work related to the fish ladder, some of which dovetails with needed studies and permits for the dam improvements. However, additional CPC funding is needed to complete work on the dam. Long-term plans include enhancing access and public outreach at Route 223 with a platform for herring counting and fishing. 100K ask.

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Clipper Community Complex Phase 2 Feasibility Study

This application seeks funds to complete a feasibility study, preliminary engineering, design concepts and complete preliminary cost estimate for renovations to the Norwell High School Varsity Baseball Field, Tennis Courts, and Front Practice Field known as "Dubai". This is step one in a multi-year process. The overall scope of the project would be to replace current grass fields with synthetic turf, replace backstop, fencing and dugouts and install lights to the baseball field, to renovate the existing tennis courts and an outdoor basketball and pickle ball site with lights and to replace the current natural grass Front Practice Fields with synthetic turf and lights. 125K ask.

Annual Town Meeting Requests

Community Housing Trust (CHT)

The CHT is applying for funding for the purpose of Housing Initiatives which will support the ongoing effort to Acquire, Create, Preserve and Support Affordable Housing in the Town of Norwell according to CPA uses. 100K ask.

Cushing Tomb Restoration

The Historical Commission is requesting funding to restore the "Joseph Cushing" Tomb at 300 Old Oaken Bucket Road. Work at the 4000 square foot area will include re-setting of the granite block boundary area along with tree removal and trimming. 12K ask.

Form B Project

The Historical Commission is requesting funding to contract with a vendor to complete approximately 70 Form B's in order to register historically significant properties on the Massachusetts Cultural Resource Inventory. 21.6K ask

Jacobs Farmhouse Renovation

Jacobs Farmhouse and Outbuildings Continued Restoration Application. This application request is to complete the restoration work for the Jacobs Farmhouse so that the buildings can be brought up to a level of maintenance that is sustainable moving forward. Some of the work is completing already-packaged and already-bid projects where the original CPC funding was not sufficient and some of the restoration work is previously identified work that was not bid on. The property is located at 4 Jacobs Lane. \$353,034 ask.

First Parish Cemetery Gravestone Restoration Project

This application begins the process of restoring some of the town's oldest gravestones so that Norwell residents can enjoy the history and the beauty in this very public graveyard. Many of the stones are deteriorating and illegible. This project will be a collaboration between the

Historical Society and The First Parish Cemetery Association as both will be contributing financially to the project as well. A historic preservation restriction is required by law for all non-municipal properties and is included in the 8K ask.

Jacobs Pond Open Space Invasive Weed Control

The project is to eliminate or substantially control the encroachment of the invasive weeds that are currently covering a great part of the coves in Jacobs Pond located just northeast of Jacobs Island and the dock area. This can be done with a multi-year pilot program involving natural methods, limited use of herbicides, and hand harvesting. The requested funding is for the entire four- year program, not for just one year. The invasive weed Purple Loosestrife is the primary invasive weed and will be controlled by a natural method employing the North-South River Watershed Association to introduce the Galerucella beetle as a biocontrol agent. Original ask 60K – Revised ask \$15k

Carleton Property Trail Network Expansion

The expansion of the Carlton Property trail network is the second phase of a three phase project to expand and link the trail system in the newly acquired Carlton Property to other Norwell Conservation Properties (Trout Brook, Fogg Forest, and Miller Woods) with ADA compliant trails. The first phase of this project, creating ADA compliant wetland crossings and initial trail upgrades on the Carlton and Trout Brook Properties, will be completed with funds secured through a \$17,500. MassTrails matching grant. MassTrails will again be applied to for the second phase, but to ensure the project moves forward a CPC request is also being made as well. The second phase includes two components. First, existing parking lot improvements off Trout Brook Lane. Second, creating a new ADA Trail of approximately a quarter mile, connecting the existing Carleton Trails to the Main Street Sidewalk through the historic existing cow path. This will require the construction of a ADA wetland crossing of about 75 feet. The third phase of this project will connect Carlton to Miller Woods trail system a crosswalk, Miller Woods Trail improvements, ADA compliancy trails that will end at the Forest Street Pathway; ADA improvements are also needed for Miller Woods Parking Lot as well. Once complete the new trail system will create over 2 miles of ADA compliant woodland trails. Ask \$125K

Norwell Community Gardens

This project will create a memorial garden, prepare a meadow for wildflowers, install a handicapped-accessible pathway, and benches for meditation. A future project includes a demonstration vegetable garden with educational programs that will build awareness of the town's ecology. This project is located at the intersection of Pleasant, Forest, and Circuit Streets and is a 2.5 acre site. Ask \$72K

Rehabilitation and Trail Improvements

This application includes further improvements and preservation of the Norwell trail system. The cost is mostly for materials and other supply costs to upgrade and create wetland crossings where needed at Cuffee's Lane, Jacobs Pond, Donovan South Side and Stetson Trail locations. Ask \$55K.

Margret's Brook Invasive Removal at Donovan Field

The project requires excavating the soils and invasive growth by backhoe and removing materials from the site. New topsoil will be brought in and a conservation seed mix be installed. The seed will be

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monitored for any new invasive growth and dealt with as needed. This project will be completed within one month of its start. This project is located at the Donovan Field west edge. Ask \$35K

Clipper Community Complex Restrooms

Due to unforeseen delays and increased construction costs due to the COVID-19 pandemic and to meet State Plumbing requirements, this application is seeking additional funding in support of the "Permanent restrooms for the Clipper Community Complex Article approved at Town Meeting July 2020." This project would provide much needed rehabilitation to the restroom facilities at the Clipper Community Complex. A combination of community hosted events and recreational use have rendered the portable toilets currently in place inadequate. Further, special needs, elderly and handicapped individuals continue to be challenged when using the current configuration of portable toilets. The final facility will consist of 7 toilets and 3 sinks for Women, and 2 toilets, 3 urinals and 3 sinks for Men in a footprint of approximately 755 square feet and will provide the minimum area to make the restroom building ADA and code compliant. Ask 241K

Design Concepts West Side Osborne Field

This application seeks funds to complete a feasibility study, preliminary engineering, design concepts and complete preliminary cost estimate for renovations to the west side of Osborne Field. 19K ask.

Motions

CPC ARTICLES ATM MAY/2022

ROLL CALL: Greeley, Kelly, McMackin, Norris, Stuart, Sullivan, Wollam

SPECIAL TOWN MEETING:

STM REHABILITATION OF THE WOODLAND TRAILS

Motion; made by Christopher Greeley to approve the Application for Woodland Trail Hazards Removal for the sum of \$26,000.00 for recreation purposes for a Special Town Meeting Article. Seconded by Brendan Sullivan and passed unanimously by roll call vote, 6-0-1

STM SIGNAGE AND MAPS

Motion; made by Brendan Sullivan to approve the Application for Signage and Maps for Conservation Land for the sum of \$10,000 for recreation purposes for a Special Town Meeting Article. Seconded by Deborah Stuart and passed unanimously by roll call vote, 6-0-1

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STM FISH LADDER AND DAM IMPROVEMENTS DESIGN AND PERMITTING AT JACOBS POND

Motion; made by Brendan Sullivan to approve the Application for completing the design and permitting for the fish ladder and dam improvements at Jacobs Pond for the sum of \$100,000.00 for recreation purposes for a Special Town Meeting Article. Seconded by Rachel Wollam and passed unanimously by roll call vote, 7-0-0.

STM DESIGN CONCEPTS NHS VARSITY BASEBALL FIELD, TENNIS COURTS & FRONT PRACTICE FIELD

Motion; made by Deborah Stuart to approve the Application for Norwell High School Varsity Baseball Field, Tennis Courts and Front Practice Field feasibility study for the sum of \$125,000.00 for recreation purposes for a Special Town Meeting Article. Seconded by Brendan Sullivan and passed unanimously by roll call vote, 7-0-0.

ANNUAL TOWN MEETING:

ATM COMMUNITY HOUSING TRUST

Motion; made by Rachel Wollam to approve the Application for the Norwell Community Housing Trust for the sum of \$100,000.00 for affordable housing purposes for an Annual Town Meeting Article. Seconded by Brendan Sullivan and passed unanimously by roll call vote, 5-0-2

ATM ARTICLE REHABILITATION AND RESTORATION OF THE CUSHING TOMB PROPERTY

Motion; made by Rachel Wollam to approve the Application for the rehabilitation and restoration of the Cushing Tomb Property for the sum of \$12,000.00 for historic purposes for an Annual Town Meeting Article. Seconded by Deborah Stuart and passed by roll call vote, 6-1-0.

ATM INVENTORY FORMS KNOWN AS FORM B'S

Motion; made by Christopher Greeley to approve the Application to complete inventory forms, known as Form B's, in order to register historically significant properties on the Massachusetts Cultural Resource Inventory for the sum of \$21,600.00 for historic purposes for an Annual Town Meeting Article. Seconded by Rachel Wollam and passed by roll call vote, 6-1-0

ATM CONTINUED RESTORATION TO JACOBS FARMHOUSE AND OUTBUILDINGS

Motion; made by Robert McMackin to approve the Application for Restoration to the Jacobs Farmhouse and Outbuildings for the sum of \$353,034.00 for historic purposes for Annual Town Meeting Article. Seconded by Deborah Stuart and passed by roll call vote, 6-1-0

ATM FIRST PARISH CEMETERY GRAVESTONE RESTORATION PROJECT

Motion; made by Brendan Sullivan to approve the Application for the First Parish Cemetery Gravestone Restoration Project for the sum of \$8,000.00 for historic purposes for an Annual Town Meeting Article. Seconded by Bob Norris and passed unanimously by roll call vote, 4-0-3

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ATM REHABILITATION AND CONTROLLING THE ENCROACHMENT OF INVASIVE WEEDS AT JACOBS POND

Motion made by Bob Norris to approve the Application for rehabilitation and controlling the encroachment of invasive weeds at Jacobs Pond for the sum of \$15,000.00 for recreation purposes for an Annual Town Meeting Article. Seconded by Brendan Sullivan and passed unanimously by roll call vote, 6-0-1

ATM EXPANDING THE CARLETON PROPERTY TRAIL NETWORK

Motion; made by Deborah Stuart to approve the Application for expanding the Carlton Property trail network including making such trails compliant with the Americans with Disabilities Act for the sum of \$125,000.00 for recreation purposes for an Annual Town Meeting Article. Seconded by Christopher Greeley and passed unanimously by roll call vote, 6-0-1

ATM NORWELL COMMUNITY GARDENS

Motion made by Rachel Wollam to approve the Application to create and develop existing conservation land into the Norwell Community Gardens for the sum of \$72,000.00 for recreation purposes for an Annual Town Meeting Article. Seconded by Christopher Greeley and passed by roll call vote, 5-1-1

ATM REHABILITATION OF TRAIL IMPROVEMENTS

Motion; made by Christopher Greeley to amend the Application for (a)rehabilitation and trail improvements for \$55,000.00 by removing (b) the tax takings portion of the article for \$37K. Seconded by Bob Norris and passed unanimously by roll call vote, 6-0-1

Motion; made by Christopher Greeley to approve the newly amended Application for rehabilitation and trail improvements for the sum of \$55,000.00 for recreation purposes for an Annual Town Meeting Article. Seconded by Deborah Stuart and passed unanimously by roll call vote, 6-0-1

ATM RESTORATION OF MARGRET'S BROOK AT DONOVAN FIELD

Motion; made by Robert McMackin to approve the Application for rehabilitation and restoration of Margret's Brook at Donovan Field for the sum of \$35,000.00 for recreation purposes for an Annual Town Meeting Article. Seconded by Christopher Greeley and passed unanimously by roll call vote, 6-0-1

ATM CCC PERMANENT RESTROOMS

Motion; made by Patrick Kelly to approve the Application for additional funding needed to complete the permanent restrooms to be compliant with the Americans with Disabilities Act for the Clipper Community Complex for the sum of \$241,000.00 for recreation purposes for an Annual Town Meeting Article. Seconded by Bob Norris and passed unanimously by roll call vote, 7-0-0

ATM DESIGN CONCEPTS WEST SIDE OSBORNE FIELD

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Motion; made by Brendan Sullivan to approve the Application for a feasibility study to the west side of Osborne Field for the sum of \$19,000.00 for recreation purposes for an Annual Town Meeting Article. Seconded by Christopher Greeley and passed unanimously by roll call vote, 7-0-0

ATM RESERVE ALLOCATION

Motion; made by Bob Norris to approve the following reserve allocations pursuant to M. G. L. Chapter 44B, to reserve from Community Preservation Fund FY2023 revenues the sum of \$150,000.00 for the creation, preservation and support of affordable housing; to reserve the sum of \$100,000.00 from Community Preservation Fund FY2023 revenues for the acquisition, preservation and restoration of historic resources; and to reserve the sum of \$100,000.00 from the Community Preservation Fund FY2023 revenues for the acquisition, creation, and preservation of open space, for an Annual Town Meeting Article. Seconded by Christopher Greeley and passed unanimously by roll call vote, 7-0-0

Future Meeting Dates

March 3 & March 24, 2022 7pm

CPC attending the Select Board – March 2nd

CPC attending the Advisory Board – March 17th

Adjournment

There being no further business, a motion was made (Bob Norris) and seconded (Deb Stuart) to adjourn at 8:29pm and passed unanimously 7-0-0 by roll call vote.

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