

Open Space Acquisition Commission

2 Spring Street
Marion, MA 02738

Meeting Minutes

February 5, 2026
6:00 PM

Meeting was conducted as a hybrid meeting with participants online pursuant to *An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency*. The meeting was recorded.

Committee Members Present: John Rockwell, Norm Hills, Tom Friedman, and Kitty de Groot.
Committee Members Not Present: Adele Sands

Guests: Jeff Doubrava (Sippican Land Trust)

Also in Attendance: Carol Molander, Shaun Walsh, Lauren Brewster, Alex Hansell,
Ian Mc Manus, bajamoe

AGENDA:

1. **Call to order** – The meeting was called to order at 6:07 PM
2. **New Item - Request for Support for proposed Sippican Land Trust project** – Jeff Doubrava gave a brief overview of the project that SLT is proposing relating to their Sparrow Mill property. SLT is applying for a CPA grant to develop a trail, parking and signage at the site. The trail would likely begin at Rocky Knook Lane, cross Aucoot Creek end at the border of Grassi Bog. This would create a longer loop as well as provide a secondary entry point for both Grassi Bog and Sparrow Mill. SLT is asking the MOSAC Committee for a letter of support for their application.

Rockwell indicated that per the Open Meeting Law, MOSAC could not vote on this request because information was not given to the committee members in advance of the meeting. Rockwell indicated that he is proposing a Special Meeting of the MOSAC Committee to be held in advance of the CPA submittal deadline of February 20th. Rockwell suggested that any questions committee members have should be directed to Jeff.

3. **Dates for 2026 MOSAC meetings** – Rockwell reviewed listing of MOSAC meeting dates for 2026. Rockwell noted that we have agreed to meeting start time of 6 PM unless otherwise noted. de Groot to forward meeting date listing to town.
4. **Approval of minutes from January 8, 2026** – Motion to approve minutes made by Freidman and seconded by Hills. Minutes approved by unanimous vote.

5. Point Road Path

- a. **Recommendations on cover material (recommendations from engineer)** – Rockwell provided an update and mentioned email transmittal of material (two articles provided by de Groot, email from Mr. Kelly, Superintendent of Grounds at Kittansett Club) and discussion he had with Civil Engineer Carmelo Nickolosi. Rockwell noted that Nicolosi suggested trying (over a 20 to 50 ft stretch) to add fine grain materials to the top to see if it will filter down to fill the voids to see if the results are satisfactory. Nickolosi noted that not much material would be needed as 2 inches of 30% void space is between $\frac{1}{2}$ and $\frac{3}{4}$ inch of material. Rockwell suggested that he contact Linares to place fines over a 50 ft section at Jenna Drive to see if effective.

Hills stated that he does not think we should do anything until we have an engineer evaluate the current condition and provide a design for what should be done. Hills asked if Rockwell talked with CPC (per the January meeting) to see if existing project funds could be redirected to hire an engineer to develop a plan. Rockwell indicated that he had reached out but received no response.

Walsh expressed support for recommendation by Hills – submittal of a CPA grant application for hiring an engineer and recommended that the Committee make a motion to submit the CPA application to hire a qualified engineer. Walsh also recommended that in the future when the Committee does reach out to individuals for their opinions, that individual(s) should be present at the meetings to answer questions.

Hills noted that he had visited site and does not believe the fence as installed is what was outlined in the scope of work (angles the wrong way). Rockwell noted that at the last meeting there was a vote to approve the invoice from the fence contractor, and it was approved (i.e., work was accepted).

Rockwell noted that Mr. Kelly (Kittansett) has many years of experience on what makes a good gravel path and on maintenance of gravel paths; he is not an engineer but has a significant amount of practical experience. Mr. Kelly suggested we try adding finds, as did Nickolosi (engineer). Rockwell further noted that he is not recommending expenditure of funds to add fines to a 50 ft section of the path to try, but he will defer to the Committee's decision.

Friedman suggested that the goal is for a satisfactory solution in the quickest timeframe possible. He suggested that if we can seek funds to immediately bring on a professional engineer to develop a set of plans that we can act off of, it should be one-and-done.

Rockwell indicated that he would try to get a cost estimate for engineering plans for design, permitting, and specification for the path starting from the fire station to Joanne Drive so that a CPA grant application can be submitted by the Feb 20th

deadline. Hills noted that the engineering plan needs to extend the entire length from the fire station to Jenna Drive.

Rockwell noted that following submittal of the grant application, the Town will take a vote at the Town Meeting in May, and assuming they approve the application, funds would be available in June. Therefore, no action would take place on the path until the funds are awarded, and the engineers work is completed. Rockwell stated he would contact an engineer and get the scope of work and rough order of magnitude estimate to complete the CPA grant application. Rockwell will send draft to committee members for review and then schedule a Special Meeting of the Committee to provide approval to submit the package – this would all have to occur before Feb. 20th and targeted Special Meeting by Feb 16th.

- Brewster agreed with all comments made by Walsh and Hills. She also shared her observation that Rockwell does everything and wondered if the load could be spread (i.e., could others speak to an engineer)? Rockwell noted his history with the project (going back to 2019) and his experience in the various aspects of the project. He also noted that he has asked Sands to help address a financial issue with the town that has been identified and has asked de Groot to take on the property maintenance issues.

Bajamoe (via chat box) commented that a PE is needed to complete the project.

Walsh expressed his continued support for the project but strongly recommends hiring an engineer to assess what is there and develop a plan for completion of the project. He also noted that Joanne and Rebecca section needs wetland application and solution and has not seen anything come through the Conservation Commission to date.

Discussions concluded with Rockwell to reach out to engineer and obtain information needed to draft CPA grant application, send the draft to the Committee for review, and schedule a Special Meeting (targeting by Feb 16th).

6. **Maintenance of MOSAC Properties** – Rockwell noted that he and de Groot had discussed the need for a comprehensive listing of maintenance needs covering all MOSAC properties and then discussions with town. de Groot to lead preparation of plan and communications with town and DPW.
7. **Shared Use Path (Update relative to MOSAC parcel)** – Rockwell noted that he met with Town Manager and Town Council, and the Executive Office of Energy and Environment's (EEA) Division of Conservation Services (DCS) sent an email to Rockwell; John responded and is awaiting DCS decision. No action needed by MOSAC committee at this time.

8. **Adjourn** – motion to adjourn made by Hills; motion seconded by Friedman and approved by unanimous vote. The meeting adjourned at 6:51 PM.

Minutes prepared by Kitty de Groot, Clerk

Approved: March 5, 2026