

**The Town of Medway**  
**Open Space Committee, *Meeting in Executive Session***

**Meeting Minutes of March 5, 2019**

**Medway Senior Center  
76 Oakland Circle  
Medway, MA 02053**

| <b>Attendance</b> | Tina Wright | Jim Wickis | Denise Legee | Charlie Ross | Joanne Williams | Mike Francis | Bruce Hamblin | Brian Cowan |
|-------------------|-------------|------------|--------------|--------------|-----------------|--------------|---------------|-------------|
| Present           | X           | X          | X            | X            | X               | X            | X             | X           |

As identified in the published agenda, the Open Space Committee met in executive session after the public meeting of March 5, 2019.

The executive session began at 8:49 PM, and all committee members were present.

The Chairman started the meeting by reviewing the guidelines for executive sessions. The discussion then proceeded to the subject at hand.

**Background:**

The Chairman of the Board of Selectmen recently contacted the Community Preservation Committee regarding a parcel of land that may soon become available. Specifically, the parcel is the 20.3 acres of Redgate Farm on the east side of Lovering Street, parcel 21-093. This parcel is currently classified as agricultural under Massachusetts Chapter 61-A. This provides favorable tax status for the owners, but also provides the town the right of first refusal to purchase the property if it comes on the market.

The owners have started discussions to have it engineered for housing.

**Discussion:**

This land is listed as a parcel of interest in the new OSRP.

The committee discussed what could be done with the land if the town were to purchase it.

- It could be left as-is as undeveloped open space.
- It could be used, perhaps partially, for affordable and/or elderly housing.
- It could be leased to a party who would continue to use it for agriculture, or sold to such a party with an agricultural restriction.

The sense of the committee is that, while the parcel is beautiful, the fact that it's bounded by housing limits the value for trail-type recreation.

Several members liked the idea of maintaining it for agricultural use. Such a possibility should be brought to the Agricultural Commission for review.

If considered for affordable housing, the Affordable Housing Committee should review it.

Chairman Wright suggested that the value of the parcel might be higher if the remainder of the farm (parcel 21-057, 4.5 acres on the west side of Lovering Street) were included. The additional parcel includes the historic farmhouse and is adjacent to environmentally-sensitive areas. Note: this additional parcel was not included in the initial request.

After discussion, the committee agreed to complete the property rating sheet twice: first for the 20 acres that are the subject of the discussion, and secondly if the additional parcel could be included.

The resulting property rating sheets are included below. The 20-acre parcel on its own was rated at 61.9 points; the combined two-parcel property was rated at 82.2 points.

|                       |              |
|-----------------------|--------------|
| <b>Property Name:</b> |              |
| 20-Acre Parcel Only   |              |
| <b>Rated By:</b>      | <b>Date:</b> |
| Open Space Committee  | 3/5/2019     |

| Select a rating for each category:   | Rating<br>(High, Medium, Low, None) | Points      |
|--|-------------------------------------|-------------|
| <b>Natural Resources (33 Points Max)</b>   |                                     | <b>11.1</b> |
| Preserves or buffers natural areas containing diverse wildlife habitat and/or migration corridors. | Low                                 | 5.6         |
| Provides protection for wetlands, ponds, vernal pools, and/or waterways.                           | Low                                 | 5.6         |
| Comments (Optional):   |                                     |             |
|  |                                     |             |
| <b>Strategic Open Space (33 Points Max)</b>  |                                     | <b>18.5</b> |
| Is large.  | High                                | 11.1        |
| Is contiguous to protected areas.  | None                                | 0.0         |
| Can support multiple uses.   | Medium                              | 7.4         |
| Comments (Optional):   |                                     |             |
|  |                                     |             |
| <b>Public Use (33 Points Max)</b>  |                                     | <b>22.2</b> |
| Is an area of high visual or aesthetic value.  | High                                | 8.3         |
| Provides/Improves recreational access and/or lake, stream, or trail access.                        | Low                                 | 2.8         |
| Contains important historical, geological, archeological, or local landmark features.              | Low                                 | 2.8         |
| Requires limited preparation to achieve intended use.  | High                                | 8.3         |
| Comments (Optional):   |                                     |             |
|  |                                     |             |
| <b>Agriculture (Up to 10% Bonus)</b>   |                                     | <b>10.0</b> |
| Categorized as Chapter 61 or otherwise used recently for agricultural purposes.                    | Yes                                 | 10.0        |
| Comments (Optional):   |                                     |             |
|  |                                     |             |

|                           |
|---------------------------|
| <b>Total Rating:</b> 61.9 |
|---------------------------|

|                                     |              |
|-------------------------------------|--------------|
| <b>Property Name:</b>               |              |
| 20-Acre Parcel Plus the Farm Parcel |              |
| <b>Rated By:</b>                    | <b>Date:</b> |
| Open Space Committee                | 3/5/2019     |

| Select a rating for each category:   | Rating<br>(High, Medium, Low, None) | Points      |
|--|-------------------------------------|-------------|
| <b>Natural Resources (33 Points Max)</b>   |                                     | <b>27.8</b> |
| Preserves or buffers natural areas containing diverse wildlife habitat and/or migration corridors. | High                                | 16.7        |
| Provides protection for wetlands, ponds, vernal pools, and/or waterways.                           | Medium                              | 11.1        |
| Comments (Optional):   |                                     |             |
|  |                                     |             |
| <b>Strategic Open Space (33 Points Max)</b>  |                                     | <b>22.2</b> |
| Is large.  | High                                | 11.1        |
| Is contiguous to protected areas.  | Low                                 | 3.7         |
| Can support multiple uses.   | Medium                              | 7.4         |
| Comments (Optional):   |                                     |             |
|  |                                     |             |
| <b>Public Use (33 Points Max)</b>  |                                     | <b>22.2</b> |
| Is an area of high visual or aesthetic value.  | High                                | 8.3         |
| Provides/Improves recreational access and/or lake, stream, or trail access.                        | Medium                              | 5.6         |
| Contains important historical, geological, archeological, or local landmark features.              | Medium                              | 5.6         |
| Requires limited preparation to achieve intended use.  | Low                                 | 2.8         |
| Comments (Optional):   |                                     |             |
| Would have to maintain the buildings. Would take work to put preservation restrictions in place.   |                                     |             |
| <b>Agriculture (Up to 10% Bonus)</b>   |                                     | <b>10.0</b> |
| Categorized as Chapter 61 or otherwise used recently for agricultural purposes.                    | Yes                                 | 10.0        |
| Comments (Optional):   |                                     |             |
|  |                                     |             |

|                      |             |
|----------------------|-------------|
| <b>Total Rating:</b> | <b>82.2</b> |
|----------------------|-------------|

After discussion, Bruce Hamblin moved that the committee vote a three-part recommendation:

1. If only the 20 acres are included, the committee is *not opposed to* the town acquiring the land, and is slightly positive, and
2. If the additional parcel is included, the committee is *in favor of* the town acquiring the parcel, and
3. The committee recommends this acquisition be reviewed both by the Affordable Housing Committee and Agricultural Commission.

Mike Francis seconded.

With members Wright, Wickis, Legee, Ross, Williams, Francis, Hamblin, and Cowan voting in favor, and no members opposed, the motion passed unanimously.

**Adjourn:**

Bruce Hamblin moved and Mike Francis seconded that the Committee adjourn the executive session.

With members Wright, Wickis, Legee, Ross, Williams, Francis, Hamblin, and Cowan voting in favor, and no members opposed, the motion passed unanimously.

The committee adjourned from executive session at 9:30 PM.

Respectfully Submitted,

Charlie Ross  
Clerk