

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
Tom Emero, Citizen-at-Large
James Wieler, Citizen-at-Large
Matthew Hayes, Member Planning and Economic Development Board
Gene Liscombe, Member Historical Commission
Deb Rossi, Member Parks Commissioners
Alison Slack, Member Affordable Housing Committee
Dave Travalini, Member, Conservation Committee
Tina Wright, Member, Open Space Committee
Ellen Hillery, Finance Committee Liaison

Approved: 4-1-19

Meeting Minutes: February 4, 2018
Medway High School Library

Call to Order:

With a quorum being met, the meeting was called to order by Chairman Cerel at 7:32pm

Committee Members Present:

Mark Cerel, Chairman; Jim Wieler, Citizen-at-Large, Tom Emero, Citizen-at-Large,
Members: Gene Liscombe, Alison Slack, Dave Travalini, Tina Wright

ALSO Present FinCom Liaison: Ellen Hillery

Committee Members Absent:

Matt Hayes and Deb Rossi

Discussions:

Replacement of School Playgrounds – Medway School Department

Dr. Armand Pires, Superintendent Medway Public Schools was present as a follow up to a presentation made in November. In November the school department was asked to try to raise necessary funds to replace the playgrounds at the Burke and McGovern schools and come back when they had an amount they would like to request. Total project is an expense of \$542,000.

Funds to come from:

\$60,000 donations (\$50,000 Elementary PTO, \$5,000 Extended Day, \$5,000 Exelon)

\$300,000 Choate/Oakland Playgrounds left over funds

\$25,000 CIPC if needed

\$150,000 CPC

= \$535,000 with the remainder coming from School funds if needed.

Both playgrounds are located geographically away from the newly replaced playgrounds and in close proximity to neighborhoods where resident children could use them.

Mark Cerel explained he feels the project cost is reasonable and explained the CPA act. CPC is the gatekeeper of funds and a positive recommendation from the group is needed before Town Meeting can act.

Dr. Pires will speak to Town Administrator Boynton regarding whether this can go forward at the Town Meeting on March 11 or if it should wait until May.

Dave Travalini asked if left over funds could be returned to CPC if unused.

Dr. Pires explained 10% built into the bid, which doesn't include dismantling and hauling away and that the

quote is about 6 months old so the cost of equipment may be slightly higher.

The differences in the present playgrounds and the proposed playgrounds were discussed. The new playgrounds will have multiple structures, additional spaces for developmental challenges and more students will be able to use the areas.

On a motion made by Jim Wieler; seconded by Alison Slack the Community Preservation Committee moved to recommend up to \$150K for use for the McGovern and Burke school playgrounds with the stipulation that the other funding sources would be drawn down first and then CPC funds would be used Roll call vote: All ayes.

REMINDER

Mark reminded all members to complete the online Conflict of interest Training for Special municipal employees. Members should complete by 4/5/19 and submit your completion certificate to Allison Potter, Assistant Town Administrator.

Historic Preservation Report for 158 Main Street

Jacob Ide House was discussed. Mark Cerel explained that a Historic Preservation Report could be used to establish the historic value of a property to the town. (The same contractor performed a similar report on Thayer, for this particular property it could establish if in fact slaves were hidden and if it was used for the under ground railroad. There were other bids that came in with the same scope but others were higher priced.

Previous options of what the property could be used for were reviewed. Tom Emero explained that the town purchased the property and they are trying to figure out what it can be used for. Mark explained the property was purchased in good repair and if no use could be found for it, it could be designated for historic preservation and then the property could be sold to re-coup the cost and with historic restrictions on the sale. The town has better control over its future use than it would be in the hands of a developer.

Jim Wieler asked why not wait until after a determination is made on the property before spending monies on it for a historic preservation report. Mark believes the town may put other departments in the location. Tina Wright expressed her concern with this idea.

Paul Russell (Historical Commission) was present and explained the Commission is looking for funds from CPC to put the property, and the property next door, on the National Register. The approximate cost to do this would be \$7000 for each property.

Mark Cerel reported the feeling of other town officials was that the smaller house could be demolished to make more access to the adjacent land.

Tina Wright explained the costs associated with the Thayer property would pay for itself over time; there was a plan for what the property would be used for. There is no such plan for this property at this point and no one really knows what it should be used for at this point.

Mark Cerel explained that once the property is on the Historic Register the changes to the property's outside would need to be approved by the Secretary of the Interior and replicated. Cutting corners are not possible and if the building is put on the market to sell, it limits the number of buyers that would want to purchase it.

Mark's opinion to Paul was that putting the property on the Register at this point is premature. He also believes taking these steps for the Historic Structure Report makes sense to do earlier than later. The report gives more significant information (i.e. When were add on's to the property, where was the wood

brought in from etc.). Tina Wright reiterated her feelings against the Historic Structure Report, she believes the town should have a plan for the property first, not sure the significance of the report.

On a motion made by Alison Slack; seconded by Jim Wieler, Discussion: Tina would like more information on exactly what is going to be done with the study. The Community Preservation Committee voted to support \$20,000 for the analysis for the size, age, condition of the property at 158 Main Street, funds from the Historic Preservation Fund, Omnibus budget. 5 in favor, 2 were opposed.

Additional Town Contribution to West Street Affordable Housing Project

Alison spoke to Metrowest Collaborative, \$1M was authorized (\$500K from CPC and \$500K from Affordable Housing Trust), and the Collaborative is looking for another \$1M for the expansion of the project. This additional \$1M is to be paid out over multiple years. This vote is to recommend Phase 2 funding at the next Town Meeting.

On a motion made by Alison Slack; seconded by Jim Wieler, the Community Preservation Committee voted to unanimously recommend an additional \$1M for the additional phase of the West Street Affordable Housing Project be paid with the specific source of funding yet to be determined.

General Discussions:

Tina Wright and Alison Slack explained the Medway Housing Production plan as it relates to 40B.

Tina Wright would like to see this group more focused going forward and with more of a strategy for spending. Dave Travalini agreed.

Accounts Payable:

On a motion made by Jim Wieler; seconded by Alison Slack, the Community Preservation Committee voted to unanimously approve to pay Community Preservation Coalition annual dues \$2875.00.

On a Motion made by Tina Wright; seconded by Tom Emero, the Community Preservation Committee voted to unanimously to approve Shirley Bliss pay sheet for the dates July 18, 2018 to January 31, 2019.

Next meeting:

Monday March 4, 2019 Public Hearing

Topics to discuss:

- Dave Travalini-ConCom Bridget will attend the March meeting.
- It was requested that 2 Waterview Street and 0R Waterview Street on the Charles should be on the next agenda. . Discussion on the properties and what the plan could be.
- Tina Wright asked if Trail and wetland issues could be discussed at the next meeting.

On a motion made by Tina Wright; seconded by Jim Wieler the Community Preservation Committee voted unanimously to adjourn at 8:45pm

**Respectively submitted,
Wendy Harrington, recording secretary**