

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
James Wieler, Citizen-at-Large
Ken McKay, Conservation Committee
Rob Pomponio, Historical Commission
Robert Reagan, Parks Commissioners
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning and Economic Development Board
Tina Wright, Member, Open Space Committee

Approved:

Meeting Minutes: January 7, 2013
Medway High School Library

Call to order:

With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:33pm.

Committee Members present: Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Rob Pomponio, Member, Bob Tucker, Member Robert Reagan, Member Tina Wright; Member Jim Wieler and Administrative Assistant Shirley Bliss.

Discussions:

Thayer Homestead Update:

First round of bids have been received and all exceed the appropriated amount. A meeting was held with both the architect and OPM and several hundred thousand in costs were trimmed with hopes of bringing the next round of bids within the budgeted funds. The second of bids are due the last week of January.

The Committee is also hoping for more interest, as the first round only realized three (3) bids. It is understood that this job is not big enough to garner a lot of interest.

Some of the items trimmed were:

- *the metal roof was changed to the alternative
- *some places that were to be paved were changed to stone and fill
- *some of the house systems were downgraded

ADDED: to the bid was the site work needed, originally the Medway DPS was going to handle this. The Thayer Committee feels that there is a need for an experience in this area.

If this next round of bids still finds the price tag too high, it is expected that the BOS will come before the Community Preservation Committee requesting additional funds.

Thayer Homestead Historical Update:

Rob Pomponio, Historical Commission Chairman stated that they are waiting on an answer from Town Counsel to submit Form B to the State.

Evergreen Restoration Update:

Project is approximately 95% complete. Will be completed in the spring, cold weather forced contractor to stop work. \$9,300 of appropriation has been spent, but it is estimated that there is only \$500 worth of work left.

Discussions (continued)

High School: Medway 300 Video: Medway, Myths, Legends and Ghost Stories

It was mentioned by Rob Pomponio that high school students are putting together a video as part of the Medway 300 and are looking for stories to tell. Their next meeting: Wednesday, January 9, 2013 – all are welcomed to attend:

Two (2) stories were passed along:

A 1930's resurgence of the KKK toward foreigners: a rally was held in the flats and it is told that a group of high school athletes armed with bats broke the meeting up.

Choate Park: was once Indian land

Dawn Rice Norton would be a great resource

Accounts Payable:

A total of \$12,397.19 was approved for payment:

Petrini & Associates	\$79.50	Vote: 6-1-0	Nay: Bob Tucker
Legal Fees for Briggs Purchase – Title Insurance Review			

WB Mason	\$47.06	Vote: 7-0-0
Filing Supplies		

Gravestone Services of New England	\$8900.00	Vote: 7-0-0
STM Appropriation – Evergreen Cemetery Repairs		

50 Winthrop House Rehab:

Electrical Wholesalers	\$1188.16	Vote: 7-0-0
------------------------	-----------	-------------

United Site Services	\$94.00	Vote: 7-0-0
Restrooms for students working on house		

Chace Building Supply	\$2088.47	Vote: 7-0-0
Interior doors and finish trim		

Meeting Minutes:

November 5, 2012 meeting minutes were approved with noted changes.

Motion: Jim Wieler Seconded: Dave Kaeli Vote: 7-0-0

Open Space Update:

A Committee update was given by Tina Wright, Open Pace Chairman:

Wicket Land:

Mr. Wicket will once again come before Town Meeting concerning his land. He plans on demolishing home at 103 Winthrop Street, which will give me frontage on Winthrop Street. Currently there is no way of accessing this property.

The Committee has applied for a grant for Idylbrook work, answer was suppose to come in November, still waiting.

Oakland Park:

Open Space is talking with owner of land behind the soccer fields, with hopes of being able to put more trials in place.

Briggs Land:

The Open Space Committee has walked the land and is looking to tie this property, Choate Park and the Secord land together with path and trails.

Amphitheatre:

Grounds have been cleared to the point of being able to walk perimeter.

Funds approved by CPC for a fence will be complete spring 2013.

There are currently two (2) parking spots on Village Street allowing you to walk down to the fields.

The Committee reported that they are looking into canoe launches from the Bernie Lewis property, as well as the area on Village Street. The Village Street launch will be paid for using State funds.

Land Restrictions:

Ms. Wright inquired into the status of CPC's land restrictions.

Chairman Cerel explained the process which includes the requirement that an outside entity hold restriction; such as the Upper Charles Land Trust. Ms. Wright suggested that additional funds be added to the sale price, with those funds be placed in an account so that an endowment can be set up to care for this parcels. A discussion was held to appropriate funds at the Annual Town Meeting in May 2013 the put the restrictions in place. Chairman Cerel also explained that a restriction cannot be placed until the uses of the land are known and although some parcels are an easy decision, some others are more involved.

Adjournment:

With no further business before this Committee a motion was made and unanimously passed to adjourn at: 8:40pm.

Motion: Tina Wright

Seconded: Jim Wieler

Vote: 7-0-0

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
James Wieler, Citizen-at-Large
Ken McKay, Conservation Committee
Rob Pomponio, Historical Commission
Robert Reagan, Parks Commissioners
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning and Economic Development Board
Tina Wright, Member, Open Space Committee

Approved: April 1, 2013

Meeting Minutes: February 4, 2013 Medway High School Library Executive Session

Call to order:

This Executive Session was called to order at 8:36pm.

Committee Members present: Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Robert Reagan, Member, Alison Slack, Member, Bob Tucker Member Tina Wright; Member Jim Wieler and Administrative Assistant Shirley Bliss.

Guest Present: John Foresto Board of Selectman Member, Glenn Trindade Board of Selectman Member, Dan Hooper, Thayer Homestead Committee Member.

Discussions:

The purpose of this Executive Session is to discuss the purchase of two (2) properties.

Property:	143 Holliston Street
Location:	Land behind St. Joseph's Parish Center
Acres:	19 acres
Appraised Value:	\$140,000.00
Assessed Value:	\$85,000

The piece of property is being looked at for purchase due to its location and that it can be used to continue the trails already in place, as well as open space. It is also hoped that by working with St. Joseph's that there would be plenty of parking available for trail users.

At the conclusion of this discussion, The Community Preservation Committee agreed that the BOS should contact the owner and discuss price. Should an agreement be reached, BOS will obtain a P/S and CPC will then consider whether to recommend to TM that this property be purchased.

Property: Wicket Land

Acres: 125 acres

NOTE: due to conflict of interest Tina Wright recues herself from this discussion.
She left the meeting at 8:57pm.

Mr. Wicket is once again looking for the Town to purchase his property. In the past two (2) appraisals have been done by the Town, and another one by Mr. Wicket. Offers have been made and turned down by Mr. Wicket.

At this time, The Open Space Committee is requesting that the CPC recommend the purchase of this land, as long as the price is right. Open Space feels that 1.6 – 1.7m is an appropriate price to pay – Mr. Wicket was looking for 3.2M during previous discussions.

There is also word that Mr. Wicket maybe interested in breaking up the land into two (2) parcels, one to include 98 acres (lower section of property – swamp) and the other 27 acres (upper section - buildable).

Committee Comments:

Currently there are already two (2) appraisals on the table, why is there a need for another one?

Land has neither public sewer nor public access.

There is talk that Mr. Wicket has a project on the table.

With more information needed, this topic was moved to the March 4, 2013 meeting.

Adjournment:

With no further business, a roll call vote was taken and this meeting was adjourned at: 9:14pm

Roll Call:

Mark Cerel	Yes	Dave Kaeli	Yes	Robert Reagan	Yes
Alison Slack	Yes	Bob Tucker	Yes	Jim Wieler	Yes

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street

Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
Ken McKay, Conservation Committee
Rob Pomponio, Historical Commission
Robert Reagan, Parks Commissioners
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning Board

Approved:

Meeting Minutes: March 4 2013
Medway High School Library
Annual Public Hearing

**NO MEETING WAS HELD, DUE TO A LACK OF
QUORUM**

PUBLIC HEARING RESCHEDULED FOR

APRIL 1, 2013

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
James Wieler, Citizen-at-Large
Ken McKay, Conservation Committee
Rob Pomponio, Historical Commission
Robert Reagan, Parks Commissioners
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning and Economic Development Board
Tina Wright, Member, Open Space Committee

Approved:

Meeting Minutes: April 1, 2013 Medway High School Library

Call to order:

With a quorum being met the Annual Public Hearing was called to order at: 7:44pm.

Committee Members present: Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Rob Pomponio, Member Robert Reagan, Member, Alison Slack, Member, Bob Tucker, Member Jim Wieler, Member Tina Wright (7:38); and Administrative Assistant Shirley Bliss.

Guest Present: Affordable Housing Trust Members: Chairman Michael Heinemann and Housing Specialist Doug Havens.

Affordable Housing Trust – Yearly Update:

Michael Heinemann, Chairman of the Trust provided the following update:

Their first goal is to preserve the affordable units that already exist upon. One of the units was resold as affordable, one was in foreclosure, but the bank reversed 1st buyer and resold unit as affordable.

The final unit is currently in foreclosure and the Committee is working with the bank so that this unit remains affordable. Currently the Town has 22 affordable units on list.

Mr. Heinemann also reported that the Committee has learned that affordable units are not automatically listed on MLS, so they have used some of their funds to list these units.

Over the past year they have worked on three (3) projects:

204 Village Street: didn't support project because the developer wanted too much money

West Street: suspended this project due to no state support

Barber Street: single family, Habitat for Humanity interested in project, but process took too long and someone came in and purchased property. It was suggested that next time they file a "uniqueness report" which will help with the length of the process.

2013 has them watching: Williamsburg (West Street) will have 1-2 units; Cutler Street – the VFW Building. The plan would be to have 16 one (1) bedroom units. Charles River Village: Neelon Lane – this is being looked at as a "payment in lieu of taxes" type of housing." Medway Housing Authority: Lovering Street property and units by Middle School – Committee is looking at the maintenance needs of these developments in the next five (5) years. The Committee would like to partner with town and the Housing Authority to build more much needed units.

Concerns going forward: The Affordable Trust has found it is very difficult to find qualified buyers part in that there is a reason they need affordable housing and currently due to the economy for a few thousand dollars more the buyers can purchase a home that needs work, but one that they own with no restrictions. Again, due to the economy many banks are not willing to take the risk on low income buyers.

Administrative Update: Due to resignations, there are three (3) new Board members; as well as the removal of the Town Manager as a Board Member.

Financially: In the last fiscal year no funds were used with the exception of the funds earmarked for salaries (\$22500) and legal fees (\$5000).

Plans for 2013: the Trust is hoping to put together a 20+ unit family development; using parcels of 3 and 6 acres. They are currently working on strategies to put an RFP together.

Closing:

Mr. Heinemann assured the CPC that the Trust is very aware and conscious of this Committee concerns that the Trust spend money responsibly and with mindfulness of their fiduciary responsibility to the Town of Medway.

At the conclusion of Mr. Heinemann's report a motion was made and unanimously passed to approved the expenditure of \$30,000 in the form of a transfer from the Affordable Housing Allocation to the Affordable Housing Trust. The monies will be allocated as follows:

\$22,500 Affordable Housing Specialist
\$ 7,500 Legal Fees

Motion: Dave Kaeli Seconded: Tina Wright Vote: 8-0-0

Town Meeting Warrant Article:

The Article's will contain the following figures:

Allocations will be the mandated 10% of the monies received from both State matching and Town collections.

Affordable Housing will have a line item of \$30,000 being transferred to the Affordable Housing Trust.

The Administrative Budget will be increased to 5% of total annual funds received.

The increase is so that there are funds available for appraisals should the CPC Committee agree.

A motion was made to present the CPC Article as stated above.

Motion: Dave Kaeli Seconded: Tina Wright Vote: 8-0-0

Shirley will present article with figures as the May 6th meeting.

Accounts payable:

Shirley Bliss Payroll \$253.66 16.25 hours February 1 thru March 31, 2013

Motion to approve: Rob Pomponio Seconded: Dave Kaeli Vote: 8-0-0

Gatehouse Publications: Legal Ads for Public Hearing \$259.92

Motion to approve: Bob Tucker Seconded: Dave Kaeli Vote: 8-0-0

United Site Services: Organic Garden Rehab – Restrooms for students \$47.00

Motion to Approve: Dave Kaeli Seconded: Alison Slack Vote: 8-0-0

Total Bills Approved for Payments: \$560.58

Wicket Property Update:

Mark Cerel has had conversation with BOS Member Glenn Trindade who is still seeking another appraisal on this property. It has been suggested that he use the same appraiser that did the original appraisal, since there has already been three (3) completed on this property. With that in mind it has also been suggested that an eye ball appraisal be done. The biggest question is how many acres are in play, the number has been different on the appraisals.

Another concern is the Mr. Wicket will sell his land across the street from this parcel, and use that money to purchase the land that is needed to give him the required second egress and his parcel is currently landlocked.

It is the thought of this Committee that there is no rush for this property, and considering no one is present to request appraisal funds, no decision will be made. Members also feel that there should be a consideration to holding still and purchasing all his parcels; others feel that it is a purchase not worth completing.

Adjournment:

With no further business before this Committee a motion was made and unanimously passed to adjourn at: 9:07pm.

Motion: Rob Pomponio

Seconded: Dave Kaeli

Vote: 8-0-0

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
Ken McKay, Conservation Committee
Rob Pomponio, Historical Commission
Robert Reagan, Parks Commissioners
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning Board
Tina Wright, Open Space Committee

Approved:

Draft minutes not approved and subject to change

Meeting Minutes: May 6, 2013
Medway High School Library

Call to order: With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:33pm.

Committee Members present: Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Rob Pomponio, Member Robert Reagan, Member Bob Tucker, Member Alison Slack, Member Tina Wright and Administrative Assistant Shirley Bliss.

Guests: Doug Haven, Affordable Housing Specialist, From Preserve Medway: Tracy Stuart, Stephen Lee. Others were present, but the sign in sheet was taken by someone.

Preserve Medway – 195 and 197 Main Street:

These two property represent the Cole Library – the original library in Medway and the old Firehouse. Both properties are currently on the market and are considered one (1) purchase. Asking price is unknown as of the date of this meeting.

Tracy Stuart spoke on behalf of Preserve Medway.

Ms. Stuart presented a PowerPoint presentation on both the history of these properties, as well as their current conditions. A copy of this presentation is included with these minutes.

Upon completion of the presentation Ms. Stuart shared the following information on these properties:

- Library has already been updated and until approximately one (1) year ago it was inhabited by a family.
- Firehouse is structurally sound, but needs to be stabilized. The second floor has not been inspected because as it stands now there is no way to access it.
- Medway Preserve member Ed Duggan stated that the second floor is one (1) big room that needs some work, but this could be done over time. The biggest need is that the property be purchased. Mr. Duggan suggested the use of the required Historical Preservation appropriation.
- The Police Chief (Alan Tingly) along with members of Preserve Medway toured the property and it was determined that there are six (6) parking spots connected to this property.
- Great emphasis was placed on the need to act quickly, to save these pieces of Medway history. They are considered historical icons for the town.
- A suggestion was made that these would be a great location and use as affordable housing units. To this Ms. Stuart remarked "use of these properties as affordable housing would be a black eye on Medway. I don't think the people of Medway would like that idea."

- Mark Cerel, Chairman of CPC reiterated that is the consensus and practice of this Committee that any property purchased must have a plan of usage and that it must include the ability to become self-sufficient. He also reminded all present that this property currently has Historical Restrictions attached to it determining what work can be done on the property as well as what it can be used for.
- Mr. Cerel also informed the group that any changes in usage of this property require Town Meeting approval.
- Members of CPC informed Preserve Medway that it would be cheaper and easier if a private group purchased property because once the Town gets involved the price jumps and the money goes really fast due to requirements that must be followed when town money is involved.
- Other problems raised by those present:
 1. Traffic – it is on the corner of 2 busy streets
 2. Parking – very limited
 3. Cost to stabilize firehouse is unknown
 4. Firehouse is currently empty and hasn't been lived in for over 20 years
 5. Need to get the Board of Selectman on Board with project
 6. Need to get a group of people together who are willing to work on this project. Interest must be seen
- Doug Havens from the Affordable Housing Trust stated that the Affordable Housing Trust has looked at this property and at this time does not feel it is a good use of their money.
- Mark Wilcox, Chairman of the Historical Society stated that his group has looked at and discussed this property as a potential new home for all their artifacts and have the following issues:
 1. Parking is no better than where they are currently housed
 2. The pending Route 109 construction will most likely cause the loss of some of those parking spots
 3. Budget: the Society works on a very small budget and this move and upkeep of new building may costs too much

Mr. Wilcox also stated that although the Society is interested, they will not be pushed into make a decision before they are ready and have a better understanding of the restrictions on the property.
- At several times it was stated that this Committee was not against the idea being presented just that more information was needed to make an informed decision. By more information they mean what are the plans for the property, a business plan, cost of the property and who will maintain it. All things required of all who come before CPC for money. CPC does not purchase land and then decided what to do with it later.
- Ms. Stuart mentioned Thayer Homestead and how that is what was done there. It was stated that CPC has learned a lot from that transaction and are trying NOT to repeat their mistakes.
- Ms. Stuart and all Preserve Medway members present were reminded that The Community Preservation Committee is more of a think tank than a planner. The groups that come before CPC must have a plan for buildings use, who will maintain it, how it will be used and present reasons why and how this purchase would benefit the town.
- Ms. Stuart then asked the CPC if they would recommend the purchasing of this property using CPC funds from the Historical Preservation appropriation.

This request was denied based upon the following items:

 - Too many unknowns
 - The CPC practice of not wanting to be a landlord
 - Need: to get a contractor to look at property and provide them with an estimate of costs.
 - A plan for future uses
 - A positive recommendation from the Board of Selectman

With no further information to discuss this topic was closed at 9:03pm.

Accounts Payables:

Evergreen Cemetery: Historical Gravestone Restoration:
\$500.00 Gravestone Services of New England

\$1800.00 Steven G. Elliott Appraisal: 143 Main Street

Total Bill Approved: \$2300.00

Motion: Tina Wright

Second: Alison Slack

Vote: 8-0-0

Town Meeting Warrant:

Rob Pomponio asked if Historical Commission could add \$5000.00 to the Warrant. Monies would be used to purchase and install more historical markers around town.

A motion was made and unanimously passed to add \$5000.00 for Historical Markers to the Warrant Article.

Motion: Dave Kaeli Second: Bob Tucker

Vote: 8-0-0

Dave Kaeli mentioned that he would not be at Town Meeting and therefore not able to read the votes. Jim Wieler will take his place.

Possible Town Acquisitions:

A discussion was held concerning the possibility of purchasing the following properties:

Cutler Street – American Legion Building

This is an historical building and would be a good use for affordable housing and or meeting space. The Affordable Housing Trust is interested in property. To be discussed further at the June, 2013 meeting

Main Street – Parish House:

Historical Block or house with post and beam construction

Issues:

Parking, lead paint and possible land contamination

To be discussed further at the June, 2013 meeting

Thayer Homestead Update:

Ground has been broken and the inside of the house has been completely gutted.

Parks Commissioners:

Bob Reagan, reported that the survey results are back and although the Commissioners have not discussed them yet, the survey does show and recommend the development of more fields, some being turf and with lights. Various towns owned properties were mentioned and will be studied further as to their applicability.

Historical Commission:

Rob Pomponio informed this Committee that his term as Chairman of the Historical Commission ends on June 30th and he will not be returning.

Adjournment:

With no further business before this Committee a motion was made and unanimously passed to adjourn at: 9:32pm.

Motion: Tina Wright

Second: Alison Slack

Vote: 8-0-0

DRAFT

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
Jim Wieler, Citizen-at-Large
Ken McKay, Conservation Committee
Gene Liscombe Member, Historical Commission
Robert Reagan, Parks Commissioners
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning Board
Tina Wright, Open Space Committee

Approved: February 3, 2014

Meeting Minutes: October 7, 2013
Medway High School Library

These minutes were prepared based upon notes taken by Chairman Mark Cerel due to the absence of Shirley Bliss, Administrative Assistant.

Call to order: With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:35pm.

Committee Members present: Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Gene Liscombe, Member Robert Reagan, Member Alison Slack, Member Tina Wright, Member Jim Wieler, and Member Ken McKay.

Guests: David and Ethan Travalini - Eagle Scout Project

Eagle Scout Project: Ethan Travalini:

Eagle Scout Ethan Travalini along with his father presented his completed Eagle Scout project of building a pedestrian bridge at Sanford Mill Park. CP members present congratulated him on both a well done project and the earning of his Eagle Scout.

Ethan also presented bill for materials totaling \$603 and requested payment as agreed upon by this Committee. A vote was taken and unanimously passed to submit these bills for payment. The vote also included permission for Mark Cerel to sign the voucher once it is prepared.

Oakland Street Land:

This was a follow up item from the July 2013 meeting. The two parties with knowledge of item; Ken McKay (ConCom) and Tina Wright (Open Space) had anything new to report.

Affordable Housing Committee: Alison Slack:

Alison reported to this Committee that six (6) additional units are to be added; two (2) from Fox Run and four (4) from Holliston Street project.

She also reported that the Affordable Housing Trust is exploring project to redevelop the old Legion Hall on Cutler Street as residential multifamily (6 to 8 units) to include affordable units.

Wickett Land:

Selectman John Foresto spoke and indicated that the BOS is still waiting for an updated appraisal on this parcel. Tina Wright brought up establishing a policy or procedure for determining funding of future projects (existing vs. borrowing) in light of anticipated demand. A discussion was held on this idea, but no vote was taken, but the sense of those present was that this Committee would proceed as we have in the past; evaluating each proposed purchase or project as it comes before us.

Selectman Foresto then asked if Town Meeting could pass an article to be funded from Community Preservation fund subject to subsequent CPC approval; Chairman Cerel responded in the negative, stating the Chapter 44B Section 5 requires a prior positive CPC recommendation and town meeting cannot act without it.

Land Restrictions:

A discussion was held as to the need to impose permanent restriction on properties purchased with CPA funds. The concern is finding a third party to hold the restrictions on these properties and the need to provide an endowment for continued care of the properties. A discussion was held about the possibility of amending statute to allow town committees, ConCom, Historical, Affordable Housing Trust to hold and enforce restrictions. Chairman Cerel agreed to contact Executive Director of Community Preservation Coalition to discuss the concept.

Adjournment:

With no further business to discuss, by unanimous vote this meeting was adjourned at 8:25pm.

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
James Wieler, Citizen-at-Large
Ken McKay, Member Conservation Committee
Gene Liscombe, Member Historical Commission
Robert Reagan, Member Parks Commissioners
Alison Slack, Member Affordable Housing Committee
Robert K. Tucker, Member Planning and Economic Development Board
Tina Wright, Member, Open Space Committee

Approved: February 3, 2014

Meeting Minutes: October 28, 2013
Medway High School Guidance Center
Pre-Special Town Meeting

Call to order:

With a quorum being met, this meeting was called to order by Chairman Cerel at: 8:00pm.

Committee Members present: Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Gene Liscombe, Member Bob Tucker, Member Robert Reagan, Member Alison Slack, Member Tina Wright and Administrative Assistant Shirley Bliss.

Guest Present:

Board of Selectman: Mary Jane White, Glenn Trindade. Richard D'Innocenzo

Parks Commissioner: Ross Rackcliff

Medway Youth Group Representatives:

Medway Youth Soccer:	Paul Martin,
Medway Youth Softball:	David Dahlheimer, Phil Folere, Greg Antonuccio
Medway pop Warner:	Craig Hundertmark, Bill Haye
Medway Youth Lacrosse:	Larry Jackson, Michael Joy
Medway Youth Baseball:	Tom Emero

Proposed Athletic Turf Fields:

The Parks Commissioners hired Gale Associates to do a comprehensive study of the town's fields. This study was to include, current use patterns, shape of fields and a proposal of how to reduce the over use of the towns' current fields.

Gale Associates provide us with a 400+ page report which state that the town based on current use and projected population changes needs 4-5 more full size fields.

The proposal stated that this could accomplished by:

****Adding one (1) new synthetic filed on the East side of the High School**

****Resurface current field of grass – outfield of softball field**

****Lights on two (2) synthetic fields – which would allow for continuous use which would be like having two (2) additional fields.**

The fields would constructed in such a way that no field will be taken off line.

The Youth Group representatives presented stated that they have a great need for more room – 2-3 teams are practicing on one field, therefore no full field practices can be held.

Parks and Fields: (continued):

The Master Plan/Gale Plan (10 year plan) also includes:

- A new trail system
- Expanding existing trails
- Softball field redesigned
- A parking lot near the Adams Street field
- Adams Street to be used as a practice field
- Open Space that would include a playground
- The building of bathrooms at Idylbrook
- Middle School tennis court resurfacing
- Possibility of flooding tennis courts for a winter ice rink

Costs of all items in Master Plan: \$6-7M

At this point the Field Usage Study Committee is only looking for funds for an Engineering cost. Which will provide them with documents up to schematic design providing them with a much better idea of what projects will cost and if it is feasible to go forward. Study would include 30+ borings, topography of 4 to 5 fields, and all information necessary to go out to bid.

Engineering Costs: \$280,000

This project would be done in stages, as the costs are too much to do all at once.

Stage One: 2 fields, 1 practice field, reconstruction of softball field, Adams Street parking lot
Costs of stage one: \$3.3M

Discussion:

Community Preservation Chairman Cerel stated that CPA Funds CANNOT be used to purchase actual turf product.

Selectman present stated that the Town is ready to take on the costs of the turf.
Costs per turf field: \$800,000 – this does not include field prep

Management of fields would be handled by the Parks Department/DPS

Member concerns:

- ** That these fields being on school property that the Town's Youth Groups would not have a chance to use them
- **That CPA money is being used for fields on school property
- **CPA bonding comes under town bonding limit
- **The Field Usage Study Committee must do its due diligence prior to hiring an engineering firm

With no further discussion items a motion was made and passed with a vote of (7-0-2)

MOTION:

To appropriate \$280,000 from its unallocated funds to be used for an engineering study of the town's fields in preparation of possible additional fields with the following two (2) conditions:

1. Prior to an engineering firm being hired there is to be an agreement in place between the Town and the Schools; allowing the Town's youth groups to use the fields.
2. A public procurement process is to be utilized in the process of hiring the engineering firm.

Wicket Property:

It has been determined that there are now engineering plans and registry plans available. There is also an indication that price negotiations have moved forward.

Additional Appraisal:

This Community Preservation Committee agreed that they will not expend any further funds for appraisals on this property, as no new information was presented.

Special Town Meeting:

It was agreed that this Committee will meet just prior to the November 18th Special Town Meeting to finalize any votes and motions. Shirley will reserve room and post accordingly.

Adjournment:

With no further business to discuss a motion was made and unanimously accepted to adjourn this meeting at 9:30pm.

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
James Wieler, Citizen-at-Large
Ken McKay, Member Conservation Committee
Gene Liscombe, Member Historical Commission
Robert Reagan, Member Parks Commissioners
Alison Slack, Member Affordable Housing Committee
Robert K. Tucker, Member Planning and Economic Development Board
Tina Wright, Member, Open Space Committee

Approved: February 3, 2014

Meeting Minutes: November 18, 2013
Medway High School Guidance Center
Pre-Special Town Meeting

Call to order:

With a quorum being met, this meeting was called to order by Chairman Cerel at: 6:35pm.

Committee Members present: Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Gene Liscombe, Member, Bob Tucker, Member Robert Reagan, Member Alison Slack, and Administrative Assistant Shirley Bliss.

Artificial Turf Fields around Town:

A final vote was taken on this topic that was originally discussed at the October 28, 2013 meeting.
Approved motion is attached to these minutes.

CPA Funds:

The State Community Preservation Trust Fund distributions have been published: Medway will receive approximately \$415,467.

The Coalition also announced that the State has agreed to deposit 25M into the CPA budget - this is a onetime infusion of cash; as the Legislators rejected the proposal of an on-going deposit. This will allow a 50% match and those communities with the full 3% match may get 100% match with the possibility of additional funds.

December 1, 2013 meeting:

With this scheduled meeting being only 2 weeks away and with no pressing business it was agreed that this meeting will be cancelled with January 6, 2014 set as the next meeting.

Adjournment:

With no further business to discuss this meeting was adjourned at 6:50pm.