

# 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  
Judi Notturmo, Parks Commissioners  
Rob Pomponio, Historical Commission  
Alison Slack, Affordable Housing Committee  
Robert K. Tucker, Planning Board

**Approved: March 5, 2012**

Meeting Minutes: January 6, 2012  
Medway High School Library

## **Call to order:**

With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:31pm.

**Committee Members present:** Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Judi Notturmo, Member Alison Slack, Member Bob Tucker, and Administrative Assistant Shirley Bliss.

## **Special Town Meeting: January 17, 2012:**

No CPC Articles on Warrant.

Special Meeting is being held because a citizen collected the required signatures to do so. Mr. Wickett's is asking the town to purchase his 120 acre parcel for 3.6M. Town Meeting can approve purchase, or vote purchase down. Even if article passes, the BOS is not legally bound to act on it.

## **Medway Organic Garden – House Rehab – Jeremy Barstow:**

Jeremy reported that the students are moving along at the expected pace. The rough electric is all done, including smoke detectors. Carpentry students are almost done installing the windows. Jeremy stated that he is happy with the work so far and sees that the students are enjoying the work and the teachers are easy to work with. The teachers bring groups of 6-7 students each time and the talents of that group determine the project of the day.

Completion percentages:

Roof	100%
Gutters	85% may need to hire a contractor to finish
Windows/Doors	all materials purchased (Currently \$900 over budget)
Siding	Not started
Plumbing/Heating	Farm Board is working on hiring a contractor, as Tri County does not allow their students on job sites. It was stated that teacher in charge is a union man and will only allow students to work on union jobs. Jeremy will re-contact school and check on status of that rule. This needs to be completed in order to pull an Occupancy Permit
Electrical	Rough is finished (Currently \$619 over budget) Jeremy is working with Lowe's for a possible donation All necessary antique features have been purchased
Lead Paint	Protecting workers as if there is lead in the house
Structural	No major issues have been discovered
Outside painting	Quotes have been received and it will cost approximately \$12,000

Construction costs not covered by CPC allocation have been covered by donations.

The Farm Manager has moved off the property for the winter. The priority is to have the upstairs done for her to live in as soon as possible.

**Farm House Rehab (continued):**

Accounts Payable: In order to improve the time between receiving and paying the bills the process will start with Bobby McGee who will forward to Jeremy who will review and approve, return to Bobby McGee who will forward to Shirley for voucher preparation.

**195 and 197 Main Street: Historical Firehouse:**

A resident was present to discuss possibly purchasing these two (2) properties, currently on the market for \$239,000. She would like to live in one and maintain a business in the other one.

These properties are being sold as one (1). The firehouse is an historic property in a historical district, but currently has a historical restriction on its deed.

The resident was looking for information on what items must remain historic. She was informed that only the facade had restrictions, which would have to follow the historic restrictions on file at the registry. The inside could be as modern as she wanted. The Committee recommended an inspection of the property be done by someone experienced in old homes, as there is sure to be lead paint. It was also suggested that prior to purchasing she look into the upcoming reconstruction of Rte. 109, as they may affect the current plot plan.

**Thayer Homestead:**

The Committee's next meeting is Thursday, January 9th at which time the proposals for the OPM are due. Currently the Committee is at a standstill as they all need to be assigned by the BOS. Updates to follow as warranted.

**204 Village Street: Affordable Housing Units:**

As of today the pending deal on this property is dead, although a future deal may be possible. Original plan would have had this house be remodeled to include four (4) units with one (1) being considered affordable. There was also talk of putting a small addition onto the back of the house. The asking rent would have been around \$1900.00 per month. The Affordable Housing Trust pulled out because the feeling was that the investment and return were not justified, the builder was looking for: \$125,000 from the Affordable Trust with \$50,000 being returned at end of project and an additional \$100,000 from CPC Affordable Housing monies. CPC will be updated if warranted.

**Accounts Payable:****Organic Garden House Rehab:**

Chace Building Supplies	\$1140.63
Unites Site Services	\$188.00
Electrical Wholesalers, Inc	\$1219.65
American Waste Services	\$1083.70

Total Approved: \$3631.98  
Motion to Approve as presented:  
Dave Kaeli  
Seconded: Bob Tucker  
Vote: 5-0-0

**Adjournment:**

With no further business before this Committee a motion was made and passed to adjourn at: 8:36pm.

Motion: Dave Kaeli  
Seconded: Bob Tucker  
Vote: 5-0-0

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Robert K. Tucker, Planning Board

**Approved: March 5, 2012**

Meeting Minutes: February 6, 2012  
Medway High School Library

**Call to order:** With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:32pm.

**Committee Members present:** Mark Cerel, Chairman, Vice Chairman, Dave Kaeli, Member Rob Pomponio, Member, Bob Tucker and Administrative Assistant Shirley Bliss.

**Guests:**

Open Space: Tina Wright; Organic Garden House Renovations: Jeremy Barstow, Finance Committee Liaison, Frank Rossi.

**Discussions:**

**Open Space: Tina Wright - Chairman:**

**Wickett Property:** Ms. Wright informed the Committee that the Open Space Committee was scheduled to meet with Mr. Wickett tomorrow (February 7, 2012) to discuss the possibilities of the Town purchasing his property.

This piece of property is on the "nice to have list" but only at the right price. This piece of property is not a high priority for the Open Space, so a purchase would be contingent upon purchase price. As of this meeting date, three (3) appraisals have been completed on this property with values ranged from 1.5M to 3.6M. The 1.5m appraisal was completed by Crosswhite and the 3.6M completed in January, 2012 by a company hired by Mr. Wickett. This figure(3.6M) included the assumption of a 40B.

Mark Cerel suggested that because funds can be released on short notice, Open Space should wait until Mr. Wickett presents a new proposal.

Open Space will hold a discussion and vote on this item at their meeting this month, Ms. Wright will return in March, 2012 to update this Committee.

**Briggs Land:** 58 Acres, a new appraisal will be done with funds currently allocated for open space appraisals. Currently balance in that allotment: \$2700.00.

**CPC Membership:** Open Space has requested that their position on this Committee be reinstated. CPC is going to recommend to the BOS that the makeup of the CPC be changed from 7 to 9 with the addition of an Open Space representative as well as and additional Citizen at large. This recommendation will be put forward as an Article on the Annual Town Meeting Warrant.

**Motion:** A motion was made and seconded to:

Recommend that the Board of Selectman and Community Preservation sponsor an amendment to the By-Law the Community Preservation Committee from 7 members to 9. The additional 2 members will be made up of the Open Space Committee and an additional Citizen at Large. The Citizen at Large positions will be appointed in such a way that one citizen position will expire each year.

Motion: Dave Kaeli Seconded: Rob Pomponio

Vote: 5-0-0

**Community Farm - House Rehab: Jeremy Barstow:**

Jeremy updated this Committee as to the progress of the house rehab:

Rough electrical is completed and inspect to be done within the next 2 weeks

Plumbing costs are almost raised by the Farm

**Invoices:**

After a discussion was had on the protocol for payment of invoices A motion was made and seconded to pay all bills as presented.

Motion: Dave Kaeli

Seconded: Rob Pomponio

Vote: 5-0-0

Electrical Wholesalers: \$731.14

Community Preservation Coalition

Yearly dues \$2500.00

**Thayer Homestead Updated:**

Mark Cerel informed the Committee that the RFP was sent out and they had received 16 responses, with 6 going forward after initial evaluations. These 6 were called in for interviews, after which a recommendation was sent to the BOS to hire: New Bedford Company. This company has both architecture and contracting experience. An update will be presented at the March, 2012 meeting.

**Affordable Housing:**

In Alison Slack's absence Shirley Bliss voiced her request for what information this Committee would like from the Affordable Housing Trust.

The CPC in response requested: a year in review which should include, what monies were spent and where; what the Trust's future plans are, where the Trust is headed in the future and the need for a project. Shirley will relay this to Alison and a report will be ready for the March meeting.

**FY13 Funding Requests:****Historical Commission: Rob Pomponio, Chairman**

Mr. Pomponio updated this Committee on request for funds to may be made by his Committee:

**National Historical Registry:** Monies will be used to hire a consultant to work on the paperwork necessary to have the Thayer Homestead placed on the registry.

**Evergreen Cemetery:** Monies will be used to continue rehab to destroyed headstones. Some that are need of repair, have already been repaired once, but it seems that they are continually being hit by the lawnmower. Will also be considering the removal of several trees which are presenting a danger.

**Historical Signs:** Will speak with Design Review Committee and bring forward specifics at the March, 2012 meeting.

**March Meeting:**

This meeting will be the annual Public Hearing required by the CPA Statute.

Shirley Bliss will make the arrangements and all the required postings.

**Adjournment:**

With no further business before this Committee a motion was made and seconded to adjourn at: 8:21pm.

Motion: Dave Kaeli Seconded: Rob Pomponio

Vote: 5-0-0

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Alison Slack, Affordable Housing Committee  
Robert K. Tucker, Planning Board

## **Approved:**

Meeting Minutes: March 5, 2012  
Medway High School Library  
Annual Public Hearing

**Call to order:** With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:30pm.

**Committee Members present:** Mark Cerel, Chairman, Member Rob Pomponio, Member, Bob Tucker, Member Ken McKay, Member Judi Notturmo and Administrative Assistant Shirley Bliss.

## **Guests:**

Anne Sherry, Affordable Housing Trust; Doug Haven, Affordable Housing Trust; Michael Heinemann, Affordable Housing Trust; Rob Pearl, Medway High School Athletic Director, Jim Wickis Open Space Committee; Patrick McHallam, Open Space Committee; Paul Marble, Open Space Committee; Dennis Crowley, Board of Selectman, Frank Rossi, Finance Committee Liaison, Larry Jackson and Kevin Nicklas, Medway Youth Lacrosse, Bob Reagan, Medway Youth Softball, Paul Martin, Medway Youth Soccer; Robert Kenney, Medway Pop Warner; Mark Diebus, Medway Youth Baseball and Soccer.

After introductions were made by the Chairman the public was asked for any comments, being none the Chairman asked for a motion to close this Public Hearing and move into the regularly scheduled monthly meeting.

## **Motion to adjourn:**

With no further business for this Public Hearing a motion was made and passed to adjourn at: 7:31pm.

Motion: Rob Pomponio      Seconded: Bob Tucker      Vote: 5-0-0pn.

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Robert Reagan, Parks Commissioners  
Alison Slack, Affordable Housing Committee  
Robert K. Tucker, Planning Board

## Approved:

Meeting Minutes: September 10, 2012  
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 Ken McKay, Member Alison Slack and Administrative Assistant Shirley Bliss. Member Robert Reagan arrived at 8:15pm.

### Guests:

Frank Rossi, Finance Committee Liaison, Tina Wright, Open Space Committee.

### Chairman Comments:

Chairman Cerel notified this Committee that the Attorney General had just approved the addition of two (2) new members to this Committee. These members will be: Tina Wright of the Open Space Committee and Jim Wieler as the third At Large member. This now will require a quorum of 5 board members present to hold a meeting.

### October, 2012 Meeting:

Due to a conflict the Chair asked if the October meeting could be moved to: Tuesday October 2, 2012. No objections were made and the meeting will be moved. Shirley will posted and reserve the Library for that date.

### CPA Legislative Changes:

Effective immediately the Legislative has changed there CPA Law to allow the use of CPA funds for recreation and open space property improvements, even if they were NOT purchased using CPA funds. Lightning is permissible, but turfs are still not an allowable use of funds.

### Fall Town Meeting Article:

There will be an Article recommending the Town to "true up" Fy13 CPA allocations. Each of the three (3) required allocations will be increased by \$16,500 due to State funds being higher than estimated. Carol Pratt, Town Accountant will take care of writing the Warrant, as she has all the figures.

### Discussion Items:

#### Open Space: Tina Wright, Chairman of the Open Space Committee

Ms. Wright on behalf of the Open Space Committee requested \$1200 from the CPC Administrative Fund to purchase approximately 200 feet of fence. This fence will be used to more clearly mark when the Town's land begins and the Mill Apartments end. The fence will be a split rail fence made

of all natural products to keep in mind the surrounding areas. Plants will be placed around the fence, at a later date.

Ms. Wright informed this Committee that Open Space has twice applied for a grant and twice has been turned down.

Concerns were raised as to who will maintain this fence, Ms. Wright stated that the Open Space Committee will do this.

With no further discussion, a motion was made and unanimously passed to:

Allocate up to \$1500.00 for a fence to be placed at the property know as  
The Amphitheatre.

Motion: Dave Kaeli   Seconded: Alison Slack   Vote: 6-0-0

**Open Space; Pavilk Land 143 Holliston Street**

Ms. Wright request \$1800 from this Committee for an appraisal of this 10 acre property. Ms. Wright stated that an appraisal is needed to move this deal forward. Property abuts Wickets land, and is a regular shaped lot with access from Redgate Street. The property also ranks high on the Open Committee's priority list. Currently the owner of the property is Mrs. Pavilk, who was actually the one who came to the Town to discuss the Town purchasing this land. Currently Mrs. Pavilk is representing herself in these discussions. Ms. Wright will speak with Mrs. Pavilk to see if she is agreeable to waiting for Fall TM – November 14<sup>th</sup> – for approval of funds for this appraisal. Open Space see the uses of this parcel to be open space and trails.

At the completion of the discussion a motion was made and unanimously passed to:  
Recommend to Town Meeting that \$12,000 from the Open Space appropriations be appropriated for Real Estate Appraisals.

Motion: Dave Kaeli Seconded: Bob Tucker

Vote: 6-0-0

**50 Winthrop Street – Farmhouse Rehab Update:**

Mr. Jeremy Barstow presented the following update of this project:

The current payables were discussed and Mr. Barstow mentioned that the Farm had access to a new source of funds, via an unsecured loan from a farm member.

An update was also given on specific areas:

Roof: completed with the exception of the gutters

Doors: purchased

Windows: purchased

Siding: 85-90% complete – not including painting

HVAC: started on the day of this report

Lead Paint: All removed – no asbestos was found

Mr. Barstow was reminded that monies approved at Town Meeting can ONLY be used to purchase materials that the students will be using.

Mr. Barstow stated that with the influx of funds, the Farm Manager should be in this winter. The Managers second floor quarters will contain its own kitchen.

Concentration is now being placed on finishing items that are needed to obtain an Occupancy Permit for the Farm Manager.

Mr. Barstow will attend this Committee's December, 2012 meeting with another update.

**Adjournment:**

With no further business before this Committee a motion was made and seconded to adjourn at: 9:01pm.

Motion: Ken McKay

Seconded: Rob Pomponio

Vote: 5-0-0



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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: November 13, 2012  
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 Rob Pomponio, Member, Bob Tucker, Member Ken McKay, Member Robert Reagan, Member Alison Slack, and Administrative Assistant Shirley Bliss.

## **Discussions:**

### **Article 24: Adjustment of CPF statutory set-asides:**

Members were given an update on the figures contained in this Article.

### **Article 21: Thayer Property: Use of Community Preservation monies either in CPFunds or to be borrowed to fund rehab of existing building and construction of sympathetic addition.**

The Committee received an update on this project:

Currently fifteen (15) sets of plans were requested with to date two (2) being returned.

Both of these bids are above the allocated amount. The Thayer Committee has requested that the BOS reject both bids, with the Committee's intention of taking another look at the plans and make the necessary changes to the plans and then go back out to bid.

These new bids will be due the end of January.

Despite this setback, this Article will still be presented at Town Meeting for a vote.

## **Question:**

Jim Wieler asked on behalf of a resident "if there has been a formal/legal opinion on the use of CPA funds to build the addition on to this house" Chairman Cerel stated that Bond Counsel has determined that it is a proper use of CPA monies.

## **Meeting Minutes:**

November 5<sup>th</sup> meeting: tabled until December Meeting

## **Parks Commissioners: Robert Reagan:**

Mr. Reagan report that the Commissioners have chosen The Gale Company to complete a evaluation of the Town's fields, as well as prepare a report for future needs.

## **Adjournment:**

With no further business before this Committee a motion was made and unanimously passed to adjourn this meeting at: 6:55pm.

Motion: Dave Kaeli    Seconded: Bob Tucker    Vote: 7-0-0