

COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
James Wieler, Citizen-at-Large
Ken McKay, Member Conservation Committee
Matthew Hayes, Member Planning and Economic Development Board
Gene Liscombe, Member Historical Commission
Paul Mahoney, Member Parks Commissioners
Alison Slack, Member Affordable Housing Committee
Tina Wright, Member, Open Space Committee
Ellen Hillery, Finance Committee Liaison

Approved: October 3, 2016

Meeting Minutes: Monday September 12, 2016 Joint Meeting with ERFAC and BOS Medway High School Library

Call To Order:

With a quorum being met Chairman Mark Cerel call this this meeting to order at: 7:30pm.

Members Present:

Chairman Mark Cerel, Members: Matt Hayes; Gene Liscombe; Paul Mahoney; and Alison Slack.
Finance Committee Liaison, Ellen Hillery; Administrative Assistant, Shirley Bliss

Guest Present:

Board of Selectman members: Chairman, Glenn Trindade, Members: John Forresto, Mary Jane White and Richard D'Innocenzo.

EFrac Members: Rob Pearl, Ross Rackliff, David Blackwell, Allison Potter, Sree Allam,

Other Guests: Michael Boynton, Town Administrator; Cathy Morgan, Friends of Choate; Kari Macleod, Friends of Choate; Liam McDermott, Resident; Brian Adams; Resident; Andrea Kerr, Resident; David Trovolini, Con Com; Tom Holder, Director DPS; Jennifer VanKampin, Metrowest Collaborative Development and Chris Gavin, Reporter for Milford Daily News.

Discussions:

Metrowest Collaborative Development

Jennifer VanCampins

Ms. VanCampins presented their plan for a possible 40B to be built on Glenbrook Way which is located at 33-35 West Street.

Metrowest Collaborative is a privately funded non-profit that builds and manages low income rental properties.

The project would consist of 35 units (7 buildings 5 units each) on an already approved lot.

Metrowest Collaborative would own and manage the units and would be looking for approximately 1 million dollars from the CPC, which would allow them to leverage 10M in debit.

All units would be 100% affordable with upwards of 70% of the units reserved for local preference.

Advantages of project: Will help certify housing plan, can combine this project with the proposed housing units on the Cutler Street/VFW property which would allow a safe harbor from other 40B projects for a longer period of time.

All Community Preservation Committee members present voiced their support of this project.

All information handed out by Ms. VanCampins are attached to these minutes.

RFQ – Parks Improvement Project – EFRAC Committee:

Per vote at Annual Town Meeting, May 2016, EFRAC must come before the CPC for approval of each step of this project – tonight they are present to receive approval for the release of the RFQ.

The RFQ is designed to hire a qualified and experienced firm.

Information requested and supplied should only be current information and should be broad enough to avoid cost changes down the road.

Respondents should be able to look at request and design a project that incorporates these ideas along with fresh and new ideas.

The Town will provide the Master Plan and the Parks Plan as background information as part of the RFQ.

This discussion led to the following changes in the presented RFQ:

This RFQ should be seen as a starting point and that “elements to be considered, but not limited to” what is included in RFQ

Committee is looking for someone to come up with different ideas,
not just what is stated in this RFQ

It should be mentioned that this project may be done in phases

Task 2: Schematic Design – should include a bullet: Community Preservation Approval

Task 4: Permitting Services – should include a bullet: Community Preservation Approval

The discussion also included the ability to combine all information for this project in one spot.

The EFRAC Committee will be meeting later this month to vote their final approval of the RFQ. A copy will be provided to the CPC.

Liam McDermott, Citizen questioned the way in which the steering committee was created.

According to him, at the ATM in May, it was determined that there would be a Citizen-at-Large on this Committee and he contends that there is not. Mr. McDonald was consistently told that that was not the purpose of this meeting, nor under the prevue of the Community Preservation Committee and he needed to attend an EFRAC or a BOS Committee meeting to discuss that.

Land Restrictions:

Chairman Cerel reported that the State is getting stricter on the requirement of putting restrictions on properties purchased with CPA funds.

The following purchases need to have restrictions place on them:

Bernie Lewis Property	Conservation and Passive Recreation
Adams Street Property	Conservation, Agriculture and Passive Recreation
Thayer Homestead – 2B Oak Street	
Barn and Building	Historical
Grounds	Recreation and Open Space
50 Winthrop Street	Conservation, Farming and Passive Recreation
Lee Land	Conservation and Passive Recreation
Secord Land	??
Brigs Land – Summer Street	??

Further discussion on this topic will be held at the October 2016 meeting, Shirley will provide all members with this list to give them time to consider the suggested restrictions.

Candidates for Dave Kaeli's Replacement:

Chairman Cerel asked that all members give some thought to whom they think would be a good candidate for this Committee.

Adjournment:

With no further business before this Committee a motion was made and unanimously passed to adjourn at: 9:20pm.

Motion: Paul Mahoney Seconded: Matthew Hayes Vote: 5-0-0