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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

COMMUNITY PRESERVATION COMMITTEE

Community Preservation Committee Meeting

Remote Meeting Via Zoom

April 5, 2021 7:30PM

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's Orders imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. Board members may be participating remotely. For public hearings, access via Zoom is provided for the required opportunity for public participation. Information for participating via Zoom is posted at the end of this Agenda.

Call to Order

With quorum being present, Chair Mark Cerel declared April 5, 2021 CPC virtual meeting open at approximately 7:35 pm; he then identified members participating remotely (all) and others present remotely, as follows:

Committee Members Present

Mark Cerel, Chairman and Citizen at Large; Deb Rossi, Member, Parks Commissioners; Gene Liscombe, Historic Commission; Matthew Hayes, Member Planning and Economic Development Board; Dave Travalini, Conservation Commission; Tina Wright, Open Space Committee; Tom Emero Citizen at Large

Others present

Ellen Hillery, FinCom Liaison; Paul Russell, Historical Commission; Doug Havens, Affordable Housing Coordinator; Armand Pires, Superintendent of Schools; Carter Pomponio; Rob Pomponio; Metaxia Mitropoulos, Recording Secretary

Other Business

Mr. Cerel welcomed Carter Pomponio, member of Medway Scout Troop 76 and Rob Pomponio, his father, to the meeting. Carter briefly described his request for \$250 to cover the cost of posts to build bat houses at 5 different locations on Town Conservation land for his Eagle Scout project. The funds would cover the cost of lumber needed for the project which has already been purchased. The remainder of the funds needed for the project have been funded by various donations and fundraising efforts by Carter. Mr. Travalini noted he has visited said locations and confirmed they are appropriate for use and conducive to bat traffic.

At approximately 7:44pm Dan Hooper, Citizen at Large, joined the meeting remotely.

Ms. Wright moved to approve reimbursement of \$250 for the cost of construction materials for Bat houses via check to Troop 76 upon presentment of receipt to Town accountant. Ms. Rossi seconded,

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and the motion carried unanimously with a roll call vote as follows.

Matt Hayes – Yes, Gene Liscombe – Yes, Debi Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Mark Cerel – Yes, Tom Emero – Yes 8-0-0

CPC Omnibus Budget:

Mr. Cerel noted the total appropriation for Community Housing will be \$28K after he received a request for an additional 10K from Doug Havens for administrative expenses.

Mr. Cerel reviewed the request for funding to include a chain link fence to protect the foundation of the historic house at the dog park and three flagpoles to be installed at two local cemeteries and a park. Based on the last meeting notes it will be \$5K for the chain link fence and \$3,500 for flagpoles to be appropriated from historic resource reserves.

At approximately 7:50pm Alison Slack, member of Affordable Housing Committee, joined the meeting.

Mr. Cerel noted Ms. Wright's request to transfer unexpended funds from outstanding project accounts. He confirmed her request for 12K for construction materials for ongoing projects. The bills will come before the Community Preservation Committee for approval and payment.

Ms. Slack moved to approve in next year's budget from revenues that 28k go from the Community Housing reserve Acct the balance less that amount be transferred to the community housing reserve account. Ms. Wright seconded, and the motion carried unanimously with a roll call vote as follows. Matt Hayes – Yes, Gene Liscombe – Yes, Debi Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes 9-0-0

Mr. Hayes Moved to approve Historic Commission request for 5k for chain link fencing to be installed at the dog park and the purchase of 2 flagpoles to be installed at St. Joseph's and Evergreen cemeteries and a third to be installed at North Street playground with the balance be transferred to the historic resources reserve account. Mr. Hooper seconded, and the motion carried unanimously with a roll call vote as follows.

Matt Hayes – Yes, Gene Liscombe – Yes, Debi Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes 9-0-0

Tina Wright moved to approve \$12K from Open Space for construction material for trails and ongoing projects with the balance to be transferred to the Open Space/Recreation reserve account.

Mr. Hayes seconded, and the motion carried unanimously with a roll call vote as follows.

Matt Hayes – Yes, Gene Liscombe – Yes, Debi Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes 9-0-0

Mr. Travalini moved to approve the recommended the CPF true-up article which included an additional amount of \$33,065.00 that should be transferred to each reserve for total \$99,195.00 based upon a memo from Carol Pratt, Medway Director of Finance dated February 23, 2021 seconded by Ms. Slack and the motion carried unanimously with a roll call vote as follows.

Matt Hayes – Yes, Gene Liscombe – Yes, Debi Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes 9-0-0

Mr. Cerel noted representatives from the Board of Selectmen will be joining the meeting at 8:30PM to discuss the High School Tennis Courts.

Mr. Cerel reviewed the balances in the four outstanding project accounts to be returned to the appropriate reserve accounts.

Ms. Rossi moved to approve \$7865.01 to be returned to open space and recreation reserve account from Article 4 of the 2019 warrant for the purchase of 74-82 Lovering Street additional funds for contingencies. Ms. Wright seconded, and the motion carried unanimously with a roll call vote as follows.

Matt Hayes – Yes, Gene Liscombe – Yes, Debi Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes 9-0-0

Mr. Hayes moved to approve the return of 2256.17 from Article 21 of the May 2017 warrant to fund the open space master plan. Mr. Hooper seconded, and the motion carried unanimously with a roll call vote as follows.

Matt Hayes – Yes, Gene Liscombe – Yes, Debi Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes 9-0-0

This left the Village Street amphitheater account and Open Space: trail improvements and signage, with a total balance of approximately \$7,000 available to Open Space Committee.

In light of this, Ms. Rossi moved to amend the earlier motion to reduce the amount from 12K to 5K the appropriation for Open Space for construction of trail improvements and signage in the omnibus budget. Mr. Hayes seconded, and the motion carried unanimously with a roll call vote as follows.

Matt Hayes – Yes, Gene Liscombe – Yes, Debi Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes 9-0-0

Approval of Minutes

Mr. Hayes moved to approve the CPC minutes dated March 1, 2021 as amended. Mr. Hooper seconded, and the motion carried unanimously with a roll call vote as follows.

Matt Hayes – Yes, Gene Liscombe – Yes, Deb Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes, 9-0-0

Mr. Cerel updated the committee regarding issues with the Evergreen Cemetery. There is a private contractor doing work at the cemetery who is willing to undertake the management of the bookkeeping, however, this work will require digitalization to the unorganized records at a cost of 13K. The Town may be seeking financial assistance from CPA funds for the digitalization cost, as work may fall within Community Preservation designation as preservation of a historic resource. Mr. Cerel spoke of the historic significance the cemetery holds. Mr. Hooper and Mr. Travalini discussed the magnitude of surveying and customized work that would need to be done to bring the records up to date and were of the opinion that would likely be at a greater cost than 13K. Ms. Rossi feels it should fall under historical preservation. Ms. Wright would like more information on the management and future plans.

At approximately 8:30pm Mr. Trindade and Mr. Crowley from the Board of Selectmen joined the meeting and ongoing cemetery discussion. They asked if there is an option to use existing CPA funds. After further discussion, it was determined to keep the article on the warrant, which would authorize funding from source other than CPA funds.

Mr. Crowley explained the current condition of the High School tennis courts as being extremely damaged with a need for a total reconstruction, not just resurfacing. He explained that due to their condition, the courts have been unusable for the last two years. They are requesting an amount not to exceed \$500k to reconstruct the tennis courts and have 1 out of the 6 courts to be used as a pickle ball court.

Mr. Cerel agreed with the construction cost and condition of the courts. He is wondering if the School Committee would be contributing, however Mr. Crowley explained it is under Town's control, not the School Department's.

Ms. Rossi noted this topic came up during last week's Parks Commission meeting, but the price was significantly lower. Mr. Crowley clarified that the initial price quoted to her was without total reconstruction. It will require digging up existing dirt and supplying new subsurface material and reconstruction due to the poor job that was performed during initial construction.

Mr. Travalini asked if C.P. Fund has sufficient funds to cover this request. Mr. Crowley confirmed there is sufficient funds in the general unallocated account.

Ms. Wright asked how long tennis courts should last. Mr. Crowley replied stating they should last 20+ years, if properly constructed and are maintained correctly. However, in this situation, they have failed due to poor original construction.

In response to Mr. Cerel's request for feedback from the CPC, CPC, a number of members voiced support for the project.

Mr. Travalini reminded the Committee of its intent to preserve funds to purchase open space and not to fund additional recreational projects.

Mr. Crowley will be prepared by this coming Thursday to give a range of cost for this proposed project.

Mr. Hooper asked what a new court costs in current market without the added costs of reconstruction. Mr. Crowley replied that a scratch build at Idylbrook would cost \$200k for just 1 tennis court, as a comparison.

Mr. Cerel recommends the Town retain its own subsurface engineer to evaluate the site. Even though there are capable DPW workers who have reviewed the site, it was discussed that a specialist in ground water and engineering needs to be retained to avoid future problems.

Ms. Slack moved to recommend a not to exceed amount of 500K in CPC funds subject to the Town retaining the services of an engineering firm to provide an analysis on the subsurface conditions of the site and to make recommendation on addressing during reconstruction, and of those funds, the Open Space Recreation reserve account be exhausted first before the unallocated funds account be used.

Ms. Rossi seconded, and the motion carried unanimously with a roll call vote as follows.

Matt Hayes – Yes, Gene Liscombe – Yes, Deb Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes, 9-0-0

Mr. Crowley and Mr. Trindade exited the meeting, immediately following this vote.

At approximately 9:22pm, Mr. Emero moved to adjourn the CPC Meeting. Ms. Slack seconded and the motion carried unanimously.

Matt Hayes – Yes, Gene Liscombe – Yes, Deb Rossi – Yes, Tina Wright – Yes, Dave Travalini – Yes, Dan Hooper – Yes, Alison Slack – Yes, Mark Cerel – Yes, Tom Emero – Yes, 9-0-0

Respectively submitted,

Metaxia Mitropoulos, Recording Secretary