

Town of Medway
Commonwealth of Massachusetts
Community Preservation Committee
March 7, 2022 - 7:30PM
Remote via Zoom

Committee Members Present: Mark Cerel, Dan Hooper, Tina Wright, Matt Hayes, Debi Rossi, David Travalini, Ellen Hillery, and Eugene Liscombe

Committee Members Absent: Jackie Johnson and Tom Emero

Community Members Present: Paul Russell, Tara Kripowicz, Susan Affleck-Childs, Jess Chabot, Doug Havens, and Jeanne Johnson

1. **Call to Order:** At 7:54PM, Mr. Cerel called the meeting to order, due to difficulties accessing Zoom. He called the roll of the following individuals: Rossi: present, Travalini: present, Hayes: present, Hooper: present, Hillery: present, Wright: present, and Cerel: present.
2. **Public Comments:** There were none at this time.
3. **Annual CPC public hearing, re: potential land acquisitions and projects that could be funded from Community Preservation Fund**

Mr. Cerel declared the annual CPC public hearing open

Mr. Russell of the Historic Commission was present to address reprinting *The History of Medway, Mass*, which was originally published in 1885.

Mr. Liscombe joined the meeting at 8:01PM.

Ms. Rossi shared that there is a piece of property behind Ide House and suggested this as a possible location to construct a multi-use paved surface court to turn into a basketball or street hockey court. It would involve putting boards up, so she noted this would incur an additional cost. She estimated the cost at \$300,000-\$400,000. She also noted that the town already owns this land, so it would only involve construction costs.

Ms. Hillery also noted the potential for this to be a skating rink. Mr. Travalini noted concerns about a lack of natural ice in the winter, due to global warming concerns.

Mr. Cerel suggest Ms. Rossi work on the conceptual logistics and prepare a formal proposal.

Ms. Affleck-Childs was present and wished to update the committee on the Master Plan Committee's ideas for the town; she noted they have an approximately twenty-month process laid out. She noted that there are some potential opportunities for the CPC to contribute funds.

Ms. Chabot expanded on Ms. Affleck-Childs's comments; she shared slides that outlined the Master Plan's 4-phase approach: existing conditions, vision and goals, strategies, and plan finalization. She also noted that the planning process began in the spring of 2021. Ms. Chabot also reviewed some of the Phase 1 activities that have taken place, including community forums and a community survey. This culminated in the drafted vision and goals; there are four themes, the first of which is responsible and sustainable growth. The second theme is infrastructure to support growth. The third theme is conservation, resilience, and stewardship. The final theme is a supportive community, which focuses on inclusion and needs. She shared that the committee is currently in Phase 3. She underscored that this is not necessarily a linear process and is inherently iterative.

Mr. Cerel expressed concerns that legislation and pending DHCD guidelines will negatively impact the appearance and character of the town by requiring creation of a large zoning district for dense multifamily housing; he noted that the Master Plan Committee and the Planning and Economic Development Board should share this concern.

Ms. Affleck-Childs noted April 5, 2022 as a great opportunity for community engagement; it will be a Zoom webinar, focusing on the various brainstormed strategies. She also shared that all committee members will be doing outreach to their respective committees to engage them with the aforementioned strategies.

Ms. Rossi encouraged anyone who has not participated in any of the events or questionnaires to do so and have their voices heard.

Mr. Cerel reminded the committee of the original intention to create the town center and town common in the area of Thayer Property and Choate Park; he noted room to further develop these plans.

Ms. Affleck-Childs noted Mr. Cerel's comments as a friction point in the town, as it involves embracing elements of both preservation and development.

Mr. Travalini noted projections for population decrease and asked Mr. Cerel how this could impact the town's needs; Mr. Cerel noted a need for affordable housing in Medway. He shared that communities must put in at least 750 units of housing, according to government guidelines.

Mr. Havens of the Affordable Housing Committee and Affordable Housing Trust shared concerns about shifts in population, especially an increase in elderly populations. He also wished to educate people about who can benefit from affordable housing; he noted Habitat for Humanity as a helpful support in disseminating information on affordable housing. Mr. Havens also wished to see an increase in young people who wish to remain in Medway as they enter their adult lives.

Ms. Wright asked Mr. Havens if the state will offer more funds or grants for senior housing; Mr. Havens was not aware of any upcoming plans for this.

Mr. Havens shared that the final version of the Affordable Housing Committee and Affordable Housing Trust's plans will be available in the near future.

Mr. Cerel inquired about the West Street project, which included significant CPC fund usage. Mr. Havens noted that he has no specific requests for the committee at this time; his main wish was just to brainstorm overall needs in the town and begin working towards a solution for anticipated concerns.

Mr. Cerel declared the annual CPC public hearing closed

Mr. Travalini noted his concerns about the haphazard manner in which the committee sometimes goes about projects. He wanted to refocus the committee on improving what they already have. He suggested reconfiguration of building usages, storage, and accessibility; he noted town hall as a particular area of concern.

Mr. Cerel noted that the Ide property is Thayer redoux: he shared the need to determine town and community needs and uses, then look at stabilization and improvement costs. He mentioned the need for a separate town committee for this project, like the Thayer redevelopment. Mr. Travalini also addressed a further restoration of the Ide House; he suggested that the committee get an inspector and contractor on the premises as soon as possible.

Ms. Wright estimated that this job would be at least \$500,000.

Mr. Cerel suggested that the committee get on the Select Board's agenda to address these matters with them.

4. Discussion of ATM CPC Omnibus warrant article and any other articles potentially involving CPA funding

Mr. Cerel revisited Mr. Russell's mention of the digitalizing and reproducing of the book. Ms. Johnson shared that the Historic Commission has already voted to support this idea.

Mr. Cerel asked for a price range in order to determine the appropriation of funds; he also asked them to identify a specific vendor. Ms. Johnson noted that the price is \$8,500, to be ideally taken from the historical portion of the CPA funds. Mr. Cerel suggested adding a cushion to this estimate.

Mr. Russell also wanted to add hard copies to the library, give a copy to the Historical Society for their research, as well as town hall; he noted that this is already included in the estimate.

Mr. Cerel confirmed that the town will own the rights to this book.

Mr. Cerel suggested that Mr. Russell present his current proposal to Ms. Potter at Town Hall. He suggested Mr. Russell and Ms. Johnson be prepared with this information for the April CPC meeting. Mr. Russell agreed to speak with Ms. Potter.

Mr. Cerel noted a potential \$5,000 trail improvement project in the warrant article.

5. Approval of Feb. 7 meeting minutes

VOTE: Ms. Wright motioned to approve the 2/7/22 minutes as amended. Mr. Hooper seconded this motion, which passed unanimously. Travalini: aye, Hayes: aye, Hooper: aye, Hillery: aye, Liscombe: aye, Wright: aye, and Cerel: aye. VOTE: 7-1, with Ms. Rossi abstaining due to her absence at the 2/7/22 meeting.

Motion to Adjourn: At 9:41, Mr. Travalini offered a motion to adjourn. Ms. Rossi seconded this motion, which passed unanimously. Travalini: aye, Hayes: aye, Hooper: aye, Hillery: aye, Liscombe: aye, Wright: aye, and Cerel: aye. VOTE: 8-0.