

Town of Medway  
Commonwealth of Massachusetts  
Community Preservation Committee  
September 12, 2022 - 7:30PM  
Remote via Zoom

Approved at 11/7/22  
meeting

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

***Committee Members Absent:*** Jackie Johnson, and Tom Emero

***Community Members Present:*** Julie Harrington

1. **Call to Order:** At 7:35PM, Mr. Cerel called the meeting to order.
2. **Approval of Minutes:** May 9, 2022 – Matt Hayes made a motion to approve the minutes from May 9, 2022, seconded by David Travalini – Rossi: abstained, Liscombe: aye, Hayes: aye, Wright: aye, Hillery: aye, Hooper: aye, Travalini: aye and Cerel: aye. VOTE: 7-0-1. Motion passed.
3. **Re-use/rehabilitation of Jacob Ide House:**
  - Cerel: Assessment report from November 2019 is the basis for discussion, have spoken with the building commissioner: my assessment is that you have to start at the base and work your way up. The basement has a lot of structural issues that are failing – minimum remediation required. Then need to figure out the expenses for the upstairs for heavier supports, etc (probably more than what is needed for a single-family house). Roof support has some problem – does not meet snow requirements, but no other fundamental issues. We should have a discussion tonight and then bring it before the Selectboard at a subsequent meeting.
  - Travalini: Can CPC pay for these renovations?
    - Cerel: yes, we can. Cannot pay for maintenance, but we can pay for repairs. We need to have an assessment conducted by pest control, then have to deal with the treatment for pests, rot, sills (wood on stone foundation – moisture can lead to insects/rot or both).
  - Wright: If we chose to put a historical restriction on it and sold it, do we need to do the work or make an adjustment on the price?
    - Cerel: It would be negotiable. Even as a single-family residence, the work needs to be done. The level of the loadbearing for supports is an incremental expense over and above the minimum – depends on whether we have to replace the sills or if we just have to put in supports – that depends on the use of the building.
  - Travalini: Does the town want to use this building? There has been talk about replacing town hall and having other municipal buildings housed together. Will be an expensive renovation, but don't see a better use of Committee funds than for the historical restoration of this building. Location is great, does Parks and Rec want to move there? We will need buy in from Selectboard that the Town will use it, but would be a good use of funds.

- Cerel: We had the same issue with the Thayer House as well. We do have to figure out if the Town has a use. This house is more expansive on the inside, so maybe there is a use. Could be used for meetings and functions and operated on that basis. On the other side, in selling it, how do we vet people to make sure they maintain the history of the building?
- Harrington: The Ide House land is very important to Parks and Rec – we had over 100 kids there this summer. We try and stay outside because we know the building is not ADA accessible. We have 3 tents set up in the backyard, we have a shed back there, we use the park. We ran 3 summer camps.
  - Rossi: that location is ideal to the whole Town. Location is really great.
  - Cerel: Its absolutely iconic. Original occupant was a historical figure – was a stop on the underground railroad. Evidence in the interior of the house was destroyed by a later occupant, will only get worse if we were to get rid of it – someone could completely gut the place on the inside.
- Hayes: any estimate on what it would take to restore and make available to the public?
  - Cerel: no, missing that piece. Need to figure this out. Any ideas on who can provide us with an estimate?
  - Travalini: Mounir at TimberCrest might be a good person to ask as well – he deals with new constructions, but has done what he said he will do. Might be willing to provide a rough estimate for the repairs needed.
  - Hayes: John Early also does fire restoration, might be a good person to ask as well.
  - Cerel: We need someone with experience working with historical buildings.
  - Wright: I know someone who works with historical buildings – high end, but can try and reach out to him.
  - Cerel: great idea, we need this information before we meet with the Selectboard
- Wright: If we were to keep the building, would it benefit Parks and Rec or would it change the operations of your camps to use the building? Don't need another rental or Thayer house, but maybe can use for Parks and Rec purposes?
  - Harrington: it would be great to have indoor space. We use Thayer house when its not rented out, but no home for us. The schools charge us, it would be great to have a space that's ours and we can building the programming around that space – before and after school programing.
  - Cerel: the barn is on the first floor in the front, so there wouldn't be any ADA issues
  - Harrington: Yes, any space would be great. Programming is the easy part, we could have cooking classes for adults, expand programs for teens.
  - Cerel: the historic commission is the Town Board and the Historic society is a private group. Going back to when CPC was first formed, we have had concerns about how buildings would be maintained going forward. So

been wrestling with the self sufficiency aspect of it – town's aspect of it, the historic society would be responsible for the maintenance, but there was push back from them about undertaking that project and there was no further discussion about it.

- Liscombe: Since I've been on this commission, it has to be construction type work, not repairs and maintenance. There's a matrix worksheet that lists what is and isn't allowed.
- Travalini: 2 things to consider: parking and Baker's bill regarding sustainability – This building will count towards the Town's energy usage, so need to be mindful of that. At the very least, will have to insulate it better, maybe install a heat pump replacing the oil heat, etc.
  - Cerel: loads of newly constructed parking in front of Choate, and there is ADA parking in the front of the building.
- Rossi: Funding source – the fact that the house was part of the underground railroad, are there any grants to help with the funding of this house?
  - Cerel: maybe, but first need to get the house designated by the federal government, then required to comply with Secretary of Interior's standards, so that significantly increases the costs of repairing the house. They are probably showing some flexibility now to allow for the legal requirements (ADA, environmental bills, etc). Another source could be the State funds (Got \$100k for the Thayer House), but those keep changing and depends on their budget for the year.
  - Travalini: The Town hunts for grants. Bridget and Stephanie – there are grants out there, we just need to hunt for them, takes investigative work.
- Ellen: as a resident, I would love to see us keep it and do something productive with it.
- Cerel: Tina follows up with this person she has in mind, and if anybody else knows experienced construction estimator, let us know. Once we have that estimate, we can schedule a time with the Selectboard to present our discussion.
  - Travalini: if any of these workers go on-site, could they notify the committee so we can go on a site walk?
  - Cerel: we can set up a site walk with the Town Administrator's office. Not sure if these estimators would want to do a site walk given the details in the assessment report.
- Cerel: If we want to keep it, we can get creative and find uses for it.

#### **4. Additional Parcel of Property:**

- Rossi: behind the Ide House, kind of to the left, there are trees and wooded, we would like to take down those trees and put a basketball court up.
- Cerel: Before we can discuss this matter, do you know for a fact that this is part of the Town? Ide property or adjacent town property?
- Harrington: Trying to get a survey to figure out who owns what.
- Travalini: Just as a heads-up, not sure if we can approve it if there are trees being taken down for a sports court.

- Rossi: The trees are mostly dead. Once we get an idea of costs and have a survey done, we may come back to CPC to ask for funds.
5. **Motion to Adjourn**: Debi Rossi offered the motion, David Travalini seconded the motion. Rossi: aye, Liscombe: aye, Hayes: aye, Wright: aye, Hillery: aye, Hooper: aye, Travalini: aye and Cerel: aye. VOTE: 8-0. Adjourned at 8:29pm.