



## COMMUNITY PRESERVATION COMMITTEE (CIC)

Town of Medway  
155 Village Street, Medway MA 02053  
Tel: (508) 533-3264

**Minutes: Monday, April 3, 2023 at 7:30 PM**

Location: Zoom

Name	Title	
Mark Cerel	Chairman, Citizen at Large	Present
Tom Emero	Citizen at Large	Present
David Travalini	Member, Conservation Committee	Present
Daniel Hooper	Citizen at Large	Present
Gene Liscombe	Member, Historical Commission	Present
Deborah Rossi	Member, Park Commissioners	Present
Tina Wright	Member, Open Space Committee	Present
Ellen Hillery	Finance Committee Liaison (non-voting)	Present
Jack Wolfe	Member, Affordable Housing	Absent
Matthew Hayes	Member, Planning and Economic Development Board	Absent

**Also Present:** Allison Potter (zoom host), Ann Sherry (AHT Trust Chair), Tim Ward (Evergreen Cemetery), Roger Cummings (Oakland Cemetery), Carol Collard (Medway Community Farm), Annmarie Fontecchio (Medway Historical Commission), Isabell Nulter (Medway Historical Commission), Paul Russell (Medway Historical Commission), Julie Harrington (Park & Rec Director)

Chair Cerel opened the virtual meeting at 7:45 pm and performed a roll call for attendance.

Ann Sherry noted that the new rep for Affordable Housing will be John Parlee.

Members David Travalini and Matt Hayes are attending the Select Board meeting but may be present after.

**Annual Town Meeting CPC Omnibus Budget Article:** Continued Discussion and Vote on Recommendation(s), Annual Appropriations and Reserves, Debt Service, CPC Administration Expenses, Community Housing, Historic Resources, and Open Space/Recreation

Chair Cerel summarized the following:

- o CPC administration expenses: \$15,000
- o Salaries: \$5,000
- o Debt Expense: \$404,775

Proposals to be deducted from the respective 10% Reserves, (discussion to follow):

- Affordable Housing (Fund balance: \$142,039):
  - o Coordinator: \$10,000
  - o Expenses: \$10,000
- Historic Preservation (Fund Balance: \$98,039):
  - o Gravestone Restoration: \$60,000
  - o Historic Properties Signs: \$4,000
- Open Space (Fund Balance: \$157,539):
  - o 50 Winthrop Street Survey \$4,500

Open Discussion:

Affordable Housing - Ann Sherry presented the request under Affordable Housing totaling \$19,500 for:

- o Housing coordinator salary: \$10,000
- o Insurance policy (public official directing officer insurance for AHT members): \$2,000
- o Legal expenses (maintenance of AH inventory resales, modifications): \$5,000
- o Office supplies, printing, postage \$2,500

It was noted that the original request of \$19,500 was rounded up to \$20,000. There was one question about the insurance requirement

Historical Resources - Quotes were received for Evergreen Cemetery (\$25,000) and Oakland Cemetery (\$15,000) for gravestone and monument repair. Debi Rossi asked about vandalism and Paul Russell said that the repairs were unlikely due to vandalism. Isabell Nulter clarified that the request for signage for the Ide House and Guernsey Homestead is \$4,000.

Open Space and Recreation – Survey work at 50 Winthrop Street totaling \$4,500. Carol Collard was present to discuss the request.

Debi Rossi made a motion to recommend approval to the ATM voters of the Omnibus CPC budget as presented; Seconded by Dan Hooper; Roll Call Vote: DT: aye, DR: aye, TE: aye, DH: aye, GL: aye, TW: aye, MC: aye (7-0)

**Reverend Ide House:** Update on Town Proposed Engineering Study/Construction Cost Estimate(s) regarding stabilization/rehabilitation and update on Park and Recreation Department's Proposed Athletic Court behind the Property

Chair Cerel reported the rough estimate for the Ide House was \$109,000 but stabilization repairs could be around \$200,000 with public construction requirements and materials fees. David Travalini indicated that this sounded a warning that the building has potentially unsafe conditions and that more information is needed. Chair Cerel noted that the property is an important historical resource and unlikely to be disposed of to a private developer. Deb Rossi and Julie Harrington confirmed that Parks is not running programs inside the Ide House but Parks does

store equipment below the barn. Debi Rossi asked for clarification on the proposals that were received and Chair Cerel opined that the services differed in their approach. Chair Cerel will follow up with Allison Potter/Michael Boynton on next steps for appropriation. It was noted that the funding is just for stabilizing the structure but does not include additional structural or programmatic rehabilitation.

The idea of a multisport court behind the Ide House was paused.

Annmarie Fontecchio noted the Historical Society intends to hold events on the Ide House grounds. Chair Cerel noted the agreement with the Historical Society has not yet been formalized. The building and grounds can eventually be used for multiple departments and organizations, but CPC funds cannot be used for maintenance so there needs to be a revenue stream to fund ongoing maintenance.

Debi Rossi asked about the solicitation process and Chair Cerel explained the process and noted the Thayer Homestead example.

**Amphitheater off Village Street:** Update on Proposed Improvements

Additional funding was thought to be needed to survey the property for easements but Open Space has a funding source for that.

Chair Cerel noted that the Annual Report will consist of the budget balances as there were no major projects funding this past year. Ellen Hillery suggested keeping the CPC history and purpose section and suggested adding a section on the additional \$52,000.

Dan Hooper made a motion to adjourn; Seconded by Debi Rossi; Roll Call Vote: DT: aye, DR: aye, TE: aye, DH: aye, GL: aye, TW: aye, MC: aye (7-0)