

**COMMUNITY PRESERVATION COMMITTEE**

155 Village Street  
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-At-Large  
David Kaeff, Vice Chairman, Citizen-At-Large  
Jim Wrieler, Citizen-At-Large  
Gene Uscombe, Member, Historical Commission  
Ken McKay, Member, Conservation Commission  
Paul Mahoney, member, Parks Commissioner  
Matthew Hayes, Member, Planning and Economic Development Board  
Alison Slack, Member, Affordable Housing Committee  
Tina Whight, Member, Open Space Committee  
Ellen Hillary, Finance Committee Liaison

**THE MEDWAY COMMUNITY  
PRESERVATION COMMITTEE WILL BE HOLDING  
A SPECIAL MEETING**

Monday March 28, 2016  
Medway Town Hall, Sanford hall  
7:30pm

Proposed Agenda

Discussion of proposed  
Choate Park and Middle School Reconstruction Plan



**TOWN OF MEDWAY**  
**COMMONWEALTH OF MASSACHUSETTS**

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Medway, MA 02053  
Phone (508) 533-3264  
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Town Administrator

*Michael E. Boynton*

March 10, 2016

Ms. C. Stolle Singleton  
Director of Legislative Affairs  
Executive Office of Energy and Environmental Affairs  
Commonwealth of Massachusetts  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Dear Ms. Singleton:

Thank you again for all of your assistance as we seek to partner with the Commonwealth in the development of a parks, recreation and open space improvement program here in Medway. As you know, the primary focus of our efforts will be to make accessibility upgrades to several playground and recreation areas in Town, all designed to provide for greater opportunities for all residents to take advantage of. Specifically, we will work to make ADA improvements to two playgrounds, the inclusion of an accessible water park, the creation of a pavilion facility to serve a summer camp for children with special needs, and the overall improvement of trails and recreation amenities in our most active parks in Town. With the assistance of the Commonwealth, we hope to undertake this aggressive and most needed program in a two to three phase approach.

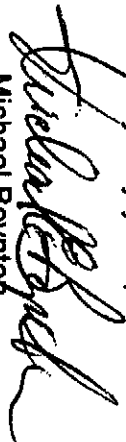
As an illustration of our efforts to date, and a so-called road map on where we intend to go over the next two-plus years, attached please find two documents. The first is an update to the Medway Parks & Recreation Master Plan that was recently completed. The Town appropriated the sum of \$19,000 for this update, and as you will see, it is a most thorough blueprint of all of the possibilities that the Town could undertake. However, at over \$8 million, that price tag is not feasible. Thus, we have set out to bring forth a more financially practical yet comprehensive program that addresses the most pressing needs now before our community from a parks and recreation perspective. This approach, with a cost of just over \$4.1 million, is one that the Board of Selectmen has supported as we turn to the State to partner with us.

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The chosen plan, as outlined in the second document, seeks to focus on Phases one and two, with a potential third phase to be discussed at a later time. In both Phase 1 and Phase 2, we seek a funding commitment of \$500,000 in Fiscal Year 2017 and \$500,000 Fiscal Year 2018, amounts we believe are consistent with the wonderful support provided to our Community by Senator Karen Spilka in the recent State Open Space Bond Bill. Senator Spilka and her team have been outstanding in advancing our accessibility needs and we are confident that this program proposal will clearly demonstrate our commitments in this regard. In fact, we will approach Town Meeting in May for a Town share of \$1,755,000 to fund Phase 1 and expect to return to Town Meeting again next spring to complete our Phase 2 efforts. Leveraging \$1 million in State funding with over \$2.5 million in local dollars will certainly help to make this overall project a true success.

Again, I want to thank you for your support and assistance, and the fine work of Secretary Beaton and the EOEEA. As you review this package, we certainly welcome any suggestions you may have relative to the bond bill program or other sources, including grants, which may further assist our efforts. If there is anything else you may need on this, or if you should have any questions, please do not hesitate to contact me. I am most appreciative.

Very truly yours,



Michael Boynton  
Town Administrator

cc: Medway Board of Selectmen  
Senator Karen Spilka

**CHOATE PARK/RECREATION FACILITY IMPROVEMENTS  
PROPOSED FUNDING PLAN**

**Choate Park**

Children's Playground Upgrade - ADA	\$300,000.00
Beach Play Area Improvements	\$30,000.00
Water Park/Splash Pad	\$350,000.00
Choate Pond Perimeter Walkway	\$310,000.00
Choate Trail Improvements	\$15,000.00
Parking Expansion	\$250,000.00
Gen. Conditions	\$70,000.00
Design	\$150,000.00
Contingency	\$200,000.00
<b>TOTAL</b>	<b>\$1,675,000.00</b>

**Middle School**

Tennis Courts	\$400,000.00
Gen. Conditions	\$40,000.00
Design	\$60,000.00
Contingency	\$80,000.00
<b>TOTAL</b>	<b>\$580,000.00</b>

**Oakland Park**

Sunshine Group Building	\$350,000.00
Playing Field Renovations	\$300,000.00
Children's Playgrounds - ADA	\$300,000.00
Gen. Conditions	\$70,000.00
Design	\$140,000.00
Contingency	\$175,000.00
<b>TOTAL</b>	<b>\$1,335,000.00</b>

**Idylbrook Park**

Soccer Field Construction & Irrigation	\$300,000.00
Gen. Conditions	\$50,000.00
Design	\$70,000.00
Contingency	\$100,000.00
<b>TOTAL</b>	<b>\$520,000.00</b>

**CHOATE PARK/RECREATION FACILITY IMPROVEMENTS  
PROPOSED FUNDING PLAN**

**GRAND TOTAL** **\$4,110,000.00**

**FINANCING OPTIONS**

**YEAR 1 PHASE 1 - Choate & Middle School** **\$2,255,000.00**  
*State Request* *\$500,000.00*  
*Town Share* *\$1,755,000.00*

**PROPOSED FINANCING:**  
*- \$877,500 direct CPA Cash Fund*  
*- \$877,500 CPA Borrow - 20 years (approx. \$65k/yr)*

**YEAR 2 PHASE 2 - Oakland Park** **\$1,335,000.00**  
*State Request* *\$500,000.00*  
*Town Share* *\$835,000.00*

**PROPOSED FINANCING:**  
*- \$500,000 direct CPA Cash Fund*  
*- \$335,000 direct Town Cash*

**YEAR 3 PHASE 3 - Idylbrook Park (Timing TBD)** **\$520,000.00**  
*State Request* *\$250,000.00*  
*Town Share* *\$270,000.00*

**PROPOSED FINANCING:**  
*- \$270,000 direct Town Cash*