

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
Missy Dzikczek, Parks Commissioner
Ken McKay, Conservation Commission
Rob Pomponio, Historical Commission
Alison Slack, Affordable Housing Committee, Chairman
Robert K. Tucker, Planning Board

Approved: February 7, 2011

Meeting Minutes: October 18, 2010
Medway High School Library

Members Present:

Chairman Mark Cerel, Vice Chairman Dave Kaeli, Bob Tucker, Alison Slack, Rob Pomponio, Missy Dzikczek and Administrative Assistant Shirley Bliss.

Guests Present: Heather Scott and Jeremy Barstow, Organic Garden.

Board of Selectman Meeting:

The scheduled appointment with the Board of Selectman has been rescheduled for Monday, October 25, 2010, due to their crowded agenda this evening.

Organic Garden:

Ms. Scott and Mr. Barstow presented a plan for repairs with a price tag of \$96,200. This includes replacement of the roof, windows and doors, siding and exterior trim, plumbing, electrical and removal of lead. This price is based upon the need to pay prevailing wage, however Mr. Barstow has had discussions with Tri-Valley Vocational in Franklin, MA and they are said to be very interested in this project.

There is currently a verbal agreement to take on this project, Mr. Barstow is awaiting a written confirmation.

This Committee is in agreement that the roof needs to be done and if Tri-County cannot start immediately than a professional should be hired. Currently the roof is leaking and parts of ceiling inside the house are falling off due exposure to the elements.

At the conclusion of the discussion the Organic Farm was asked to come back to this Committee on October 25, 2010 with a cost estimate for "materials only" as Tri County would be providing all the labor.

The Community Preservation Committee is in agreement to support this use of CPA funds for a specific amount which will include roof construction, materials. A number will be agreed upon when a "materials only" number is presented.

8:05pm: At this time Bob Tucker left meeting, but a quorum was still present.

Thayer Property Design Plan:

The Thayer Property Committee is requesting funds from the CPC to hire a design consultant for this town owned property. The funds would be in the range of \$18,000 - \$20,000. The person hired for this proposal would look at the property and what is the best usage for the property. It is estimated that the final renovations will costs around \$200,000 and if an addition is put on the house that would cost \$200,000 as well. The designer would all so be reporting on possible usages for the barn, and what those costs would be. If community usage is wanted, all electrical and plumbing would have to be updated as well as make the buildings ADA compliant.

Rob Pomponio spoke as Chairman of the Historical Commission and stated that the Historical Commission would support use of Historical funds for this project.

At the end of this discussion the CPC agreed to support a motion to hire a designer for this property.

Affordable Housing Plan: Alison Slack - Written by Alison Slack

There will be a joint Affordable Housing and CPC meeting on: Thursday, December 2nd at the Senior Center at 7:00pm. This meeting is a discussion the Affordable Housing Trust Plan that was written by Consultant Jennifer Goldman who was hired using CPC Funds. The Affordable Housing Trust is looking for the CPC to transfer a portion of current and future funds to an account that would be overseen by the Trust. At this time that would total approximately \$725,000.

The Community Preservation Committee discussed the following issues:

- * The use of the funds on a project by project basis versus holding a balance in the account for getting projects started up front and as opportunities come up
- * Whether the Trust should seek the services of a housing expert (the costs, benefits, and potential need of such a position)

More discussion will take place at the joint meeting.

Payroll:

Shirley Bliss Payroll: July 1, 2010 - September 30, 2010
20.75 hours = \$316.02

Motion to approve as presented:

Motion: Missy Dziczek Seconded: Dave Kaeli Vote: 5-0-0

Adjournment:

With no further business before this Committee a motion was made and unanimously passed to adjourn at: 8:54pm.

Motion: Alison Slack Seconded: Missy Dziczek Vote: 5-0-0