

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: November 1, 2010
Medway High School - Library

Members Present:

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

Guests: Organic Garden Board Members: Heather Scott, Jeremy Barstow. Thayer Development Committee Members: Chairman Dan Hooper, John Forresto, Mark Wilcox. Board of Selectman: Andy Espinosa, Glenn Trindade and Dennis Crowley. Affordable Housing Trust consultant: Jennifer Goldson.

Call to Order: With a quorum being met this meeting was called to order at: 7:35pm.

Special Town Meeting Warrant Articles:

Number 1: CPC Account Balances:

A spreadsheet prepared by Town Account Carol Pratt was handed out and discussed. This sheet represents the numbers that have been deposited to date and the amounts that will be moved as written in the motion. These figures represent the balance in each account as of the end of fiscal year 2010 - June 30, 2010. Going forward these accounts will be balanced on a yearly basis.

Article 3: 50 Winthrop Street - Organic Garden

Members of the Organic Garden board have come before this Committee requesting funds to do needed repairs on the house on this piece of property. A member of this Committee - Jeremy Barstow has been in contact with Tri-County Vocational School and at this time they are committed to working on this house. This will save the Town a significant amount of monies as now only materials will have to be purchased. Work would include: roof, windows, siding, electrical, HVAC, lead removal and debris removal. Estimates for materials only are approximately \$35,000; where if the work was done by professional it would cost upwards of \$100,000.

After a discussion the CPC agreed with a vote of 6-0-0 to approved the use of "up to" \$50,000 of CPC funds for this project; with monies approved for labor and materials for roof and de-leading only, with "Materials Only" for all other items.

Article 2: Thayer Property - Designer

In July of 2010 the BOS put together a group of citizens to look at and determine what could be done with the piece of Town owned property. This Committee has now come before the CPC to request \$30,000 to hire a designer to study the property. This designer will be charged with looking at the entire piece of property house and barn and report back with both their ideas of usages and the costs to bring the property up to that point. The designer will also study the idea of building an addition onto the house.

Members of the Thayer Committee stressed that although the barn is included in the study, at this time no work is planned for the barn. The Thayer Committee also stressed there is a concern in the town that something needs to be done with the property. The Thayer Committee is looking to do some work to make the property useful to the town, as well as serve the needs of the people in the town. They see this piece of property as self sufficient and well used. It was stated that just this past weekend the Friends of Choate Park held a "Touch a Truck" fundraiser and Halloween walk on the property and there were well over 200 cars; with many of them parked on the Thayer Property; which only increased the belief that there is a need for this piece of property to be made into the center of the town. The CPC Committee voted and unanimously agreed to use "up to \$30,000 to be taken from the Historical allocation to hire a designer professional to study the Thayer Property.

Motion: Rob Pomponio

Seconded: Dave Kaeli

Vote: 6-0-0

Community Housing Plan: Written by Alison Slack Affordable Housing

A Joint Meeting between the Affordable Housing Committee and the Community Preservation Committee has been set for Thursday, December 2nd at the Senior Center. The purpose of this meeting is to discuss the plan that the hired consultant Jennifer Goldson has prepared.

The Affordable Housing Committee is requesting that some portion of the funds from the CPC housing account be transferred to the Affordable Housing Trust Fund Account. The currently balance is approximately \$700,000. There was discussion pertaining to the following issues:

- * oversight and accountability of the funds once the money is transferred to the Trust (what are the checks and balances, and what is the involvement of the CPC, for decisions regarding the use of the money);
- * the benefits and costs of transferring the funds on a project or "as needed" basis versus having a balance to work with in order to get projects started and for flexibility in anticipation of projects down the road;
- * the costs and benefits of hiring staff with housing expertise, and direct hire versus as a consultant, and/or sharing the position with other Medway town departments or even surrounding towns.

Further discussions will be held at the December 2nd joint meeting.

Adjournment:

With no further business between this Committee this meeting was adjourned at: 8:45pm.

Motion: Missy Dziczek

Seconded: Dave Kaeli

Vote: 6-0-0