

# 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  
Robert K. Tucker, Planning Board

Approved: **January 3, 2011**

Meeting Minutes: September 20, 2010  
Medway High School Library

**Members Present:** Chairman Mark Cerel, Vice Chairman Dave Kaeli, Members, Missy Dzikczek, Ken McKay, Rob Pomponio, Alison Slack, and Administrative Assistant Shirley Bliss.

**Guest Present:**

Dan Hooper, Thayer Property Committee, Frank Rossi, Finance Committee Liaison, Community Farm Board: Heather Scott and Jeremy Barstow, Affordable Housing Charlie Mascari.

**Discussions:**

**Thayer Homestead:**

Dan Hooper reported that the Thayer Homestead Committee has been meeting since summer, 2010 and hope to have a Warrant Article ready for the Special Town Meeting in November of this year. They have agreed on the following concepts:

1. The outside will retain the historical character it currently has
2. The grounds will retain their historical vista, looking both from the house to Choate Park and from Choate Park to the house.
3. The current open space aspect will be preserved
4. Any designs will be sympathetic to the original house and it's anticipated community use
5. Creation of a caretaker's apartment using the upper floors of the house. This will provide both security and light maintenance of the property.
6. Plan put into action to allow house to be self sufficient.

The Committee does plan on requesting some CPC funds to allow them to do a complete and comprehensive study and designs for the property. The amount of this request is unknown at this time, the Committee will come back to the CPC with figures at a later date. They have also talked of putting an addition on to the house; it would be placed on side of the house away from the park. Currently their biggest concern is the maintenance of the property. The Committee is looking into options for use of property sooner rather than later. The CPC requested that any work done on the property be done to accommodate very broad uses of land. The CPC also stated that if any funds were given, it would be a onetime deal; it was stressed that this property needs to be self-sufficient.

### **50 Winthrop Street: Organic Farm:**

Heather Scott presented a report on the maintenance needed on the house:

New roof, new gutters, new windows, siding, exterior paint and updating of electrical, plumbing, installation of a donated furnace, kitchen floor and cabinets. Currently the roof leaks and the ceiling in the kitchen is falling down.

Ms. Scott also mentioned making the second floor into an apartment for the caretaker/farmer. The first floor would be turned into an office for the farm, educational classrooms and updating the kitchen would allow for cooking classes for the kids, using the items they just harvested. A green library is also a possibility.

Because the Town owns the property, work must be done using prevailing wages, but because the Farm has its own organization, they are not subject to those wage requirements. The Farm Board will get firm quotes on work needed and return to this Committee. Dave Kaeli a member of the both this Committee and the Farm Committee stated that they are also looking at three (3) other sources for funds, and not counting solely on CPA funds. Ms. Scott is requesting the funds now, so that they are available over the winter months, should they be needed.

Ms. Scott also updated this Committee on the progress of the Farm, currently the deliverables are as projected and on time, the educational components are ahead of the anticipated schedule.

Ms. Scott and the Farm Committee were asked to come back to this Committee as well as the Board of Selectman with a well thought out and planned presentation; which contains their ideas and plans and all the necessary financial back up need for these ideas.

### **Community Preservation Balances:**

A discussion was held concerning the balances that appear on the GL for the three (3) allocate able usages of CPA funds. The balance is in question as being not high enough. It is the thought that the Town is depositing ONLY the 10% from the Town's collection and not depositing the 10% allotment from the State Matching. Shirley Bliss will go back and look at past TM votes as well as State Matches and determine what the balances of each usage should be and report back to this Committee.

### **Affordable Housing Trust Committee:**

Alison Slack reminded this Committee of the joint Affordable Housing and Community Preservation Committee meeting on Wednesday, October 6th - 7:00pm - Medway Senior Center. Jennifer Goldson will present her report. CPC members were asked to let Shirley know if they are going to attend, so that a posting can be made if a quorum is met.

### **Open Meeting Law:**

This Committee was reminded of the scheduled Open Meeting Law presentation by the Town Counsel. The presentation is being held on: Wednesday October 13th in Sanford Hall of the Town Hall. Again, this Committee was reminded to let Shirley know if they plan on attending, should a quorum be met and a posting required.

NOTE: At this time 8:30pm Member Ken McKay left this meeting.

**Accounts Payable:**

Jennifer Goldson - Affordable Housing Consultant                      \$6250.00  
No need for a vote, authorization given to Chairman at prior meeting

Petrini and Associates - Seacord Land Purchase                      \$2945.80  
Motion to pay as presented:      Missy Dziczek  
Seconded:                              Dave Kaeli    Vote: 5-0-0

Suzy Affleck-Childs - refreshment reimbursement for AH Mtg      \$80.28  
Motion to pay as presented:      Dave Kaeli  
Seconded:                              Alison Slack    Vote: 5-0-0  
Discussion: Committee will pay this time, but not something they will do in future.

**Adjournment:**

With no further business before this Committee a motion was made and unanimously passed to adjourn at: 8:50pm.

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