# MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street Medway, Massachusetts 02053

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

Approved: May 2, 2011

Meeting Minutes: April 4, 2011 Medway High School Library

**Call to order:** With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:40pm.

**Committee Members present:** Mark Cerel, Chairman David Kaeli, Vice Chairman (arrived at 7:50pm), Member Missy Dziczek, Member Rob Pomponio, Member Alison Slack, and Administrative Assistant Shirley Bliss.

**Guests:** Affordable Housing Trust Committee Members: Michael Heinemann, Ann Sherry, Marcia Cramer, and Theresa O'Brien.

#### **New Business:**

#### 50 Winthrop Street - Organic Garden

Mark Cerel informed this Committee that Dave D'Amico of the DPS has made a request as to how the CPC would like the bills for the renovations at 50 Winthrop to be handled. After a discussion of the options a motion was made and seconded to have the bills put before this Committee for review and approval for payment, as well as give Chairman Mark Cerel, permission to approve and sign all bills.

Motion: Missy Dziczek Seconded: Alison Slack Vote: 4-0-0 (This vote was taken prior to the arrival of Dave Kaeli)

#### **Annual Town Meeting:**

Mark informed all present that the Board of Selectman has voted to delay the Annual Town Meeting until Monday, June 13<sup>th</sup>.

### Payroll:

Mark informed the Committee that payroll now will be approved by Suzanne Kennedy with Shirley sending Mark a copy for information purposes.

## **Recreational Fields: Missy Dziczek**

Missy reported that at the last Parks Commissioners meeting all of the town's youth sports groups were present and all stated that there are just not enough fields in the town to handle all the groups' needs. Missy reported that these groups do not have the funds to purchase new parcels, or fix the current ones the town has (irrigation at Idylbrook and irrigation at Memorial) and would like to know if CPA funds can be used for these purposes. Chairman Cerel replied that under the current law – which may change in the near future – only land purchased with CPA funds can use CPA funds to renovate parcels into fields. Mark further explained that if these groups could come before this Committee with identified parcels to purchase for this reason; the Committee would entertain the idea. Missy explained that she had suggested that they get together and come up

with a plan and possible parcels to present to the CPC. The sports groups will come when they are ready.

## **Affordable Housing Trust Transfer:**

The Affordable Housing Trust is looking for a transfer in the amount of: \$432,965.00

Chairman Cerel opened this discussion stating that with two (2) members of the Committee missing, he would prefer not to take a vote. This being such an important vote, he feels the entire Committee should be present. Member Alison Slack pushed for a vote and argued that the Trust has presented their case at several meetings, heard what people had to say, made the requested changes, and feels that all issues have been settled and would like to have a vote. She also argued that at the end of the March, 2011 meeting it was stated that a vote would be taken at the April, 2011 meeting. Members Kaeli and Pomponio agreed with this statement and felt that it was also time to take a vote.

Michael Heinemann, Chairman of the Trust wanted to know that Bob Tucker's concerns of the inventory and not having one, had been settled. An inventory has been taken and Bob received a copy of the report today. He also requested that a vote be taken at this meeting, because the Trust understands that they have a tremendous amount of community outreach work to do to make sure that the community understands their mission and makes an informed decision at the Town Meeting.

Ann Sherry, Trust Board Member, stated that they had received positive feedback from the Board of Selectman, who also stated that they had a lot of community outreach to do to receive a positive vote at Town Meeting. She also stated that she was under the impression that a vote was going to be taken this month.

A motion to support the transfer of \$433,000.00 from the CPA Affordable Housing Account to the Affordable Housing Trust was made and seconded and passed as follows:

Motion: Missy Dziczek Seconded: Dave Kaeli Vote: 4-1-0

Against: Mark Cerel

#### Discussion:

Chairman Cerel gave the following reasons for his negative vote:

- \* Would like to see a project prior to requesting funds
- \* The Legislature provides a special provision for these trust, but this Trust and the Affordable Housing Committee lacks any record with projects undertaken, never mind finished.
- \* Suggestions were given in the pass to the Affordable Housing Committee by this committee and others in town and nothing was ever done with those suggestions.
- \* Discussions were had as to the possibility of less money, but were rebuffed as an all or nothing request.
- \* Community Preservation no longer has any oversight as to how the money is spent, yet if this does not work as presented, it could have a harmful effect on the Community Preservation Committee.
- \* With two (2) Town Meetings a year, he felt there was no compelling reason to move such a large sum of money at one time, with no projects in the works.

Vice Chairman Dave Kaeli remarked as follows:

- \* He agrees with Mark that there is a great need to be credible. If you are not you put the entire CPA Bylaw at stake.
- \* You have to be mindful of protecting the purpose of the CPA and agree to seek guidance as needed to stay on track.

# **Affordable Housing Trust (continued):**

With no further comments made a roll call vote was taken as to each members vote on the motion of transferring \$433,000.00 from the CPA Housing Account to the Affordable Housing Trust:

Dave Kaeli: Yes
Missy Dziczek: Yes
Rob Pomponio: Yes
Alison Slack: Yes
Mark Cerel: No

The motion passes 4-1-0

A finalize wording of the Omnibus article will be written at the May, 2011 meeting of the Community Preservation Committee.

#### **Adjournment:**

With no further business before this Committee a motion was made and passed to adjourn at: 8:10pm.

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