

## **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:  
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.

**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 the 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:**

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 from the CPC the balance of their funds be deposited into the Affordable Housing Trust Fund Account. The currently balance is approximately \$700,000. Should these funds be moved the CPC will no longer have any control on their usage, the Trust would make all the decisions.

The CPC raised the following concerns:

- \* that there would be no oversight of the funds
  - \* how and when they are used
- \* funds should be transferred "as needed" with no project in the works, the need for funds is not there
- \* the hiring of any in house staff at this time,
  - \* they do support the idea of having a planner on staff or available to use as needed.
- \* The plan wording seems to indicated the need for a consultant in the future was necessary and not an option.

Affordable Housing representative Alison Slack stated that the seed money was necessary to get things going and that the Committee is currently just looking to get things started, so that when something does come up they are ready to handle it. 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