

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
James Wieler, Citizen-at-Large
Ken McKay, Conservation Committee
Rob Pomponio, Historical Commission
Robert Reagan, Parks Commissioners
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning and Economic Development Board
Tina Wright, Member, Open Space Committee

Approved:

Meeting Minutes: April 1, 2013 Medway High School Library

Call to order:

With a quorum being met the Annual Public Hearing was called to order at: 7:44pm.

Committee Members present: Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Rob Pomponio, Member Robert Reagan, Member, Alison Slack, Member, Bob Tucker, Member Jim Wieler, Member Tina Wright (7:38); and Administrative Assistant Shirley Bliss.

Guest Present: Affordable Housing Trust Members: Chairman Michael Heinemann and Housing Specialist Doug Havens.

Affordable Housing Trust – Yearly Update:

Michael Heinemann, Chairman of the Trust provided the following update:

Their first goal is to preserve the affordable units that already exist upon. One of the units was resold as affordable, one was in foreclosure, but the bank reversed 1st buyer and resold unit as affordable.

The final unit is currently in foreclosure and the Committee is working with the bank so that this unit remains affordable. Currently the Town has 22 affordable units on list.

Mr. Heinemann also reported that the Committee has learned that affordable units are not automatically listed on MLS, so they have used some of their funds to list these units.

Over the past year they have worked on three (3) projects:

204 Village Street: didn't support project because the developer wanted too much money

West Street: suspended this project due to no state support

Barber Street: single family, Habitat for Humanity interested in project, but process took too long and someone came in and purchased property. It was suggested that next time they file a "uniqueness report" which will help with the length of the process.

2013 has them watching: Williamsburg (West Street) will have 1-2 units; Cutler Street – the VFW Building. The plan would be to have 16 one (1) bedroom units. Charles River Village: Neelon Lane – this is being looked at as a "payment in lieu of taxes" type of housing." Medway Housing Authority: Lovering Street property and units by Middle School – Committee is looking at the maintenance needs of these developments in the next five (5) years. The Committee would like to partner with town and the Housing Authority to build more much needed units.

Concerns going forward: The Affordable Trust has found it is very difficult to find qualified buyers part in that there is a reason they need affordable housing and currently due to the economy for a few thousand dollars more the buyers can purchase a home that needs work, but one that they own with no restrictions. Again, due to the economy many banks are not willing to take the risk on low income buyers.

Administrative Update: Due to resignations, there are three (3) new Board members; as well as the removal of the Town Manager as a Board Member.

Financially: In the last fiscal year no funds were used with the exception of the funds earmarked for salaries (\$22500) and legal fees (\$5000).

Plans for 2013: the Trust is hoping to put together a 20+ unit family development; using parcels of 3 and 6 acres. They are currently working on strategies to put an RFP together.

Closing:

Mr. Heinmann assured the CPC that the Trust is very aware and conscious of this Committee concerns that the Trust spend money responsibly and with mindfulness of their fiduciary responsibility to the Town of Medway.

At the conclusion of Mr. Heinemann's report a motion was made and unanimously passed to approved the expenditure of \$30,000 in the form of a transfer from the Affordable Housing Allocation to the Affordable Housing Trust. The monies will be allocated as follows:

\$22,500 Affordable Housing Specialist

\$ 7,500 Legal Fees

Motion: Dave Kaeli Seconded: Tina Wright Vote: 8-0-0

Town Meeting Warrant Article:

The Article's will contain the following figures:

Allocations will be the mandated 10% of the monies received from both State matching and Town collections.

Affordable Housing will have a line item of \$30,000 being transferred to the Affordable Housing Trust.

The Administrative Budget will be increased to 5% of total annual funds received.

The increase is so that there are funds available for appraisals should the CPC Committee agree.

A motion was made to present the CPC Article as stated above.

Motion: Dave Kaeli Seconded: Tina Wright Vote: 8-0-0

Shirley will present article with figures as the May 6th meeting.

Accounts payable:

Shirley Bliss Payroll \$253.66 16.25 hours February 1 thru March 31, 2013

Motion to approve: Rob Pomponio Seconded: Dave Kaeli Vote: 8-0-0

Gatehouse Publications: Legal Ads for Public Hearing \$259.92

Motion to approve: Bob Tucker Seconded: Dave Kaeli Vote: 8-0-0

United Site Services: Organic Garden Rehab – Restrooms for students \$47.00

Motion to Approve: Dave Kaeli Seconded: Alison Slack Vote: 8-0-0

Total Bills Approved for Payments: \$560.58

Wicket Property Update:

Mark Cerel has had conversation with BOS Member Glenn Trindade who is still seeking another appraisal on this property. It has been suggested that he use the same appraiser that did the original appraisal, since there has already been three (3) completed on this property. With that in mind it has also been suggested that an eye ball appraisal be done. The biggest question is how many acres are in play, the number has been different on the appraisals.

Another concern is the Mr. Wicket will sell his land across the street from this parcel, and use that money to purchase the land that is needed to give him the required second egress and his parcel is currently landlocked.

It is the thought of this Committee that there is no rush for this property, and considering no one is present to request appraisal funds, no decision will be made. Members also feel that there should be a consideration to holding still and purchasing all his parcels; others feel that it is a purchase not worth completing.

Adjournment:

With no further business before this Committee a motion was made and unanimously passed to adjourn at: 9:07pm.

Motion: Rob Pomponio

Seconded: Dave Kaeli

Vote: 8-0-0