

# MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street  
Medway, Massachusetts 02053

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

**Approved: March 5, 2012**

Meeting Minutes: January 6, 2012  
Medway High School Library

## **Call to order:**

With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:31pm.

**Committee Members present:** Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Judi Notturmo, Member Alison Slack, Member Bob Tucker, and Administrative Assistant Shirley Bliss.

## **Special Town Meeting: January 17, 2012:**

No CPC Articles on Warrant.

Special Meeting is being held because a citizen collected the required signatures to do so. Mr. Wickett's is asking the town to purchase his 120 acre parcel for 3.6M. Town Meeting can approve purchase, or vote purchase down. Even if article passes, the BOS is not legally bound to act on it.

## **Medway Organic Garden – House Rehab – Jeremy Barstow:**

Jeremy reported that the students are moving along at the expected pace. The rough electric is all done, including smoke detectors. Carpentry students are almost done installing the windows. Jeremy stated that he is happy with the work so far and sees that the students are enjoying the work and the teachers are easy to work with. The teachers bring groups of 6-7 students each time and the talents of that group determine the project of the day.

Completion percentages:

Roof	100%
Gutters	85% may need to hire a contractor to finish
Windows/Doors	all materials purchased (Currently \$900 over budget)
Siding	Not started
Plumbing/Heating	Farm Board is working on hiring a contractor, as Tri County does not allow their students on job sites. It was stated that teacher in charge is a union man and will only allow students to work on union jobs. Jeremy will re-contact school and check on status of that rule.
Electrical	This needs to be completed in order to pull an Occupancy Permit Rough is finished (Currently \$619 over budget) Jeremy is working with Lowe's for a possible donation
Lead Paint	All necessary antique features have been purchased Protecting workers as if there is lead in the house
Structural	No major issues have been discovered
Outside painting	Quotes have been received and it will cost approximately \$12,000

Construction costs not covered by CPC allocation have been covered by donations.

The Farm Manager has moved off the property for the winter. The priority is to have the upstairs done for her to live in as soon as possible.

**Farm House Rehab (continued):**

Accounts Payable: In order to improve the time between receiving and paying the bills the process will start with Bobby McGee who will forward to Jeremy who will review and approve, return to Bobby McGee who will forward to Shirley for voucher preparation.

**195 and 197 Main Street: Historical Firehouse:**

A resident was present to discuss possibly purchasing these two (2) properties, currently on the market for \$239,000. She would like to live in one and maintain a business in the other one.

These properties are being sold as one (1). The firehouse is an historic property in a historical district, but currently has a historical restriction on its deed.

The resident was looking for information on what items must remain historic. She was informed that only the facade had restrictions, which would have to follow the historic restrictions on file at the registry. The inside could be as modern as she wanted. The Committee recommended an inspection of the property be done by someone experienced in old homes, as there is sure to be lead paint. It was also suggested that prior to purchasing she look into the upcoming reconstruction of Rte. 109, as they may affect the current plot plan.

**Thayer Homestead:**

The Committee's next meeting is Thursday, January 9th at which time the proposals for the OPM are due. Currently the Committee is at a standstill as they all need to be assigned by the BOS. Updates to follow as warranted.

**204 Village Street: Affordable Housing Units:**

As of today the pending deal on this property is dead, although a future deal may be possible. Original plan would have had this house be remodeled to include four (4) units with one (1) being considered affordable. There was also talk of putting a small addition onto the back of the house. The asking rent would have been around \$1900.00 per month. The Affordable Housing Trust pulled out because the feeling was that the investment and return were not justified, the builder was looking for: \$125,000 from the Affordable Trust with \$50,000 being returned at end of project and an additional \$100,000 from CPC Affordable Housing monies. CPC will be updated if warranted.

**Accounts Payable:**

**Organic Garden House Rehab:**

Chace Building Supplies	\$1140.63
Unites Site Services	\$188.00
Electrical Wholesalers, Inc	\$1219.65
American Waste Services	\$1083.70

Total Approved:	\$3631.98
Motion to Approve as presented:	
Dave Kaeli	
Seconded: Bob Tucker	
Vote:	5-0-0

**Adjournment:**

With no further business before this Committee a motion was made and passed to adjourn at: 8:36pm.

Motion: Dave Kaeli  
 Seconded: Bob Tucker  
 Vote: 5-0-0