

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:

Meeting Minutes: September 12, 2011
Medway High School Library

Call to order: With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:36pm.

Committee Members present: Mark Cerel, Chairman, Member Judi Notturmo, Member Rob Pomponio, Member Alison Slack, Member Ken McKay, and Administrative Assistant Shirley Bliss.

Guests:

Thayer House: Dan Hooper, Marsha Kramer; Open Space: Paul Marble and Tina Wright; Organic Garden House Renovations: Heather Scott and Jeremy Barstow.

Discussions:

Open Space:

Tina Wright, Chairman of Open Space spoke to this Committee concerning the possible use of CPA funds to fund a survey of town owned land known as the Amphitheatre. The parcel is 4.4 acres and is located on Village Street. The purpose of this survey is to have specific property lines in order to plan future usages for this land, as well as put the 14 abutters at ease during this process. Picnic areas, as well as access to the Charles River and a fishing pier are future usages that the Open Space Committee is looking at. Ms. Wright estimates that this survey would cost no more than \$7500.00. This survey would also include an additional parcel located on Village Street that abuts property in question.

The Open Space Committee was asked to come back to this Committee with exact costs of survey, as there is a possibility that Administrative Funds could be used to fund this project.

Ms. Wright also invited everyone present to a cleanup day at the Amphitheatre property on Saturday, October 1 from 8:00am – 1:00pm.

Thayer Property Update:

Dan Hooper, Chairman updated this Committee as to the results of the designer's conceptual plan. The original plan was returned as being too grand and expensive. The current plan contains additional gravel parking, pathways that connect all areas of the property (trails, bridge and Main Street), a sympathetic one (1) floor addition. The current house would be reconfigured for better use of space as well as the 2nd floor being renovated to accommodate a caretaker. The addition would contain its own entrance, a function hall, ADA bathroom, a caterer's kitchen, and a patio that may contain an outdoor fireplace. There has been discussions concerning bringing the barn up to code (sprinklers, ADA code, ramps electrical, plumbing etc...) for use, but the price has been placed at approximately 1M. The money for this is not available at this time, so the Thayer Committee will focus on getting the house in usable shape.

Phase I: House renovations will cost approximately 2M including house, driveway, ADA codes and the outside patio. The costs breakdown to approximately 1.6 M for structural components and 1M for site work; this number can be reduced by scaling back landscape and parking areas.

Thayer Homestead (continued):

The goal was and still is to have this piece of property be self sufficient; with various usages being discussed which would enable this to happen.

CPC Member Concerns:

-Is there going to be a return on the town's investment, or are we just putting money into a house. It was stated that upon completion of renovations, there will be no further drain of town or CPA funds, property will be self-sufficient.

-Another member believes that this is a good use of funds, as it protects the history of this town, but it must become and stay self sufficient.

The Thayer Committee will report to the Board of Selectman within 30 days as to their plan; if BOS approves, the Committee will present their concept to the CPC. If the CPC gives a positive motion it will go to the Town, if the CPC votes it down the concept does not go forward to the Town for a vote.

- Rob Pomponio, Chairman of the Historical Commission stated that the paperwork to have the Thayer property designated historic has been filed. Should the status be approved, this will open the property up for grants which could be used for the renovation project.

Funds were requested for a topographic plan of this property, but after a discussion it was agreed that this would be brought forward to a future meeting as 2 members with great interest in this project were not in attendance.

Organic Garden/Farm House Renovations:

Heather Scott, Chairman Organic Garden and Jeremy Barstow Contractor for house renovation

Heather gave an update on the Farm: all is going well, the shares for both the flowers and the produce sold out and currently there is a waiting list for next year. There is also discussion of expanding the farm as the progress has exceeded all expectations. The Board is considering turning an additional .25 acres bringing the total land farmed to 2.0 acres. Over the summer 4 interns were used to assist the Farm Manager; with 8 workers on for the fall. Ms. Scott also inquired as to the possibility of satellite areas, so that crops can be rotated. The town owned properties of Adams Street and the Seacord property were discussed, as both have been previously farmed. Idylbrook Farm was also mentioned as it is currently under the control of ConCom, but the Farm would have to receive permission from ConCom to use that land.

Ms. Scott informed this Committee that this will be her last season as President of the Medway Community Farm; she will remain a member of the Advisory Board. She feels that she is leaving the farm in good hands and it is time for her to move on.

House Rehab: Jeremy updated the Committee on the progress of the house, specifically the roof replacement. At the August meeting of the CPC committee it was discovered that much to the dismay of the committee the roof had not been replaced on the house. This was presented as an immediate need when the Organic Farm requested funds. Mr. Barstow explained that back in the fall of 2010, he was still planning on using Tri-County for this repair but a string of setbacks delayed this project until it was too late to start in the fall. Mr. Barstow stated that based upon his professional opinion, the roof would be ok thru the winter and Tri-County would start on the roof as soon as school started. He understands the position of this Committee, and has discovered that when working with Tri-County things do not always go as planned. He has spoken with roofing contractors and believes that the roof will be repaired by the end of September. Chairman Cerel stated that if the roof is not completed by the October 4th meeting of this Committee he will make a motion to have all funds frozen and funding of this project revisited by the CPC. Mr. Barstow agrees that the house needs to be tight for the winter and has been looking to stretch the provided funding as far as possible, but not wanting the job to stop, he will make sure that the requested work is completed by the October 4th meeting. Ms. Scott reassured the CPC that the Board of the Farm is aware of the progress of the job; and also want the house tight for the winter as the Farm Manager will leave the farm for the winter if she is not in the house – currently she lives in a trailer on the property.

A discussion was also held as to who is overseeing this project for the Town, CPC had assumed that it was Bobby McGee of the DPS, but has since learned that he is not as involved as originally thought. In the future Mr. Barstow will present to the CPC an update upon request.

Accounts Payable:

United Services: Restroom Rentals – Winthrop Street \$94.00
Restroom rental for 50 Winthrop Street project
8-19-2011 – 9-15-2011

Motion to approve payment as presented:

Motion: Rob Pomponio

Seconded: Alison Slack

Vote: 4-0-1

Judi Notturmo is currently not sworn in, so she cannot vote.

Adjournment:

With no further business before this Committee a motion was made and passed to adjourn at:
9:27pm.

Motion: Rob Pomponio

Seconded: Alison Slack

Vote: 4-0-1

Judi Notturmo is currently not sworn in, so she cannot vote.