

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
Rob Pomponio, Historical Commission
Robert Reagan, Parks Commissioners
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning Board
Tina Wright, Open Space Committee

Approved:

Draft minutes not approved and subject to change

Meeting Minutes: May 6, 2013
Medway High School Library

Call to order: With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:33pm.

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

Guests: Doug Haven, Affordable Housing Specialist, From Preserve Medway: Tracy Stuart, Stephen Lee. Others were present, but the sign in sheet was taken by someone.

Preserve Medway – 195 and 197 Main Street:

These two property represent the Cole Library – the original library in Medway and the old Firehouse. Both properties are currently on the market and are considered one (1) purchase. Asking price is unknown as of the date of this meeting.

Tracy Stuart spoke on behalf of Preserve Medway.

Ms. Stuart presented a PowerPoint presentation on both the history of these properties, as well as their current conditions. A copy of this presentation is included with these minutes.

Upon completion of the presentation Ms. Stuart shared the following information on these properties:

- Library has already been updated and until approximately one (1) year ago it was inhabited by a family.
- Firehouse is structurally sound, but needs to be stabilized. The second floor has not been inspected because as it stands now there is no way to access it.
- Medway Preserve member Ed Duggan stated that the second floor is one (1) big room that needs some work, but this could be done over time. The biggest need is that the property be purchased. Mr. Duggan suggested the use of the required Historical Preservation appropriation.
- The Police Chief (Alan Tingly) along with members of Preserve Medway toured the property and it was determined that there are six (6) parking spots connected to this property.
- Great emphasis was placed on the need to act quickly, to save these pieces of Medway history. They are considered historical icons for the town.
- A suggestion was made that these would be a great location and use as affordable housing units. To this Ms. Stuart remarked "use of these properties as affordable housing would be a black eye on Medway. I don't think the people of Medway would like that idea."

- Mark Cerel, Chairman of CPC reiterated that is the consensus and practice of this Committee that any property purchased must have a plan of usage and that it must include the ability to become self-sufficient. He also reminded all present that this property currently has Historical Restrictions attached to it determining what work can be done on the property as well as what it can be used for.
- Mr. Cerel also informed the group that any changes in usage of this property require Town Meeting approval.
- Members of CPC informed Preserve Medway that it would be cheaper and easier if a private group purchased property because once the Town gets involved the price jumps and the money goes really fast due to requirements that must be followed when town money is involved.
- Other problems raised by those present:
 1. Traffic – it is on the corner of 2 busy streets
 2. Parking – very limited
 3. Cost to stabilize firehouse is unknown
 4. Firehouse is currently empty and hasn't been lived in for over 20 years
 5. Need to get the Board of Selectman on Board with project
 6. Need to get a group of people together who are willing to work on this project. Interest must be seen
- Doug Havens from the Affordable Housing Trust stated that the Affordable Housing Trust has looked at this property and at this time does not feel it is a good use of their money.
- Mark Wilcox, Chairman of the Historical Society stated that his group has looked at and discussed this property as a potential new home for all their artifacts and have the following issues:
 1. Parking is no better than where they are currently housed
 2. The pending Route 109 construction will most likely cause the loss of some of those parking spots
 3. Budget: the Society works on a very small budget and this move and upkeep of new building may costs too much

Mr. Wilcox also stated that although the Society is interested, they will not be pushed into make a decision before they are ready and have a better understanding of the restrictions on the property.
- At several times it was stated that this Committee was not against the idea being presented just that more information was needed to make an informed decision. By more information they mean what are the plans for the property, a business plan, cost of the property and who will maintain it. All things required of all who come before CPC for money. CPC does not purchase land and then decided what to do with it later.
- Ms. Stuart mentioned Thayer Homestead and how that is what was done there. It was stated that CPC has learned a lot from that transaction and are trying NOT to repeat their mistakes.
- Ms. Stuart and all Preserve Medway members present were reminded that The Community Preservation Committee is more of a think tank than a planner. The groups that come before CPC must have a plan for buildings use, who will maintain it, how it will be used and present reasons why and how this purchase would benefit the town.
- Ms. Stuart then asked the CPC if they would recommend the purchasing of this property using CPC funds from the Historical Preservation appropriation.

This request was denied based upon the following items:

 - Too many unknowns
 - The CPC practice of not wanting to be a landlord
 - Need: to get a contractor to look at property and provide them with an estimate of costs.
 - A plan for future uses
 - A positive recommendation from the Board of Selectman

With no further information to discuss this topic was closed at 9:03pm.

Accounts Payables:

Evergreen Cemetery: Historical Gravestone Restoration:
\$500.00 Gravestone Services of New England

\$1800.00 Steven G. Elliott Appraisal: 143 Main Street

Total Bill Approved: \$2300.00

Motion: Tina Wright

Second: Alison Slack

Vote: 8-0-0

Town Meeting Warrant:

Rob Pomponio asked if Historical Commission could add \$5000.00 to the Warrant. Monies would be used to purchase and install more historical markers around town.

A motion was made and unanimously passed to add \$5000.00 for Historical Markers to the Warrant Article.

Motion: Dave Kaeli Second: Bob Tucker

Vote: 8-0-0

Dave Kaeli mentioned that he would not be at Town Meeting and therefore not able to read the votes. Jim Wieler will take his place.

Possible Town Acquisitions:

A discussion was held concerning the possibility of purchasing the following properties:

Cutler Street – American Legion Building

This is an historical building and would be a good use for affordable housing and or meeting space. The Affordable Housing Trust is interested in property. To be discussed further at the June, 2013 meeting

Main Street – Parish House:

Historical Block or house with post and beam construction

Issues:

Parking, lead paint and possible land contamination

To be discussed further at the June, 2013 meeting

Thayer Homestead Update:

Ground has been broken and the inside of the house has been completely gutted.

Parks Commissioners:

Bob Reagan, reported that the survey results are back and although the Commissioners have not discussed them yet, the survey does show and recommend the development of more fields, some being turf and with lights. Various towns owned properties were mentioned and will be studied further as to their applicability.

Historical Commission:

Rob Pomponio informed this Committee that his term as Chairman of the Historical Commission ends on June 30th and he will not be returning.

Adjournment:

With no further business before this Committee a motion was made and unanimously passed to adjourn at: 9:32pm.

Motion: Tina Wright

Second: Alison Slack

Vote: 8-0-0

DRAFT