

# 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

## Approved:

Meeting Minutes: September 10, 2012  
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, Bob Tucker, Member Ken McKay, Member Alison Slack and Administrative Assistant Shirley Bliss. Member Robert Reagan arrived at 8:15pm.

### Guests:

Frank Rossi, Finance Committee Liaison, Tina Wright, Open Space Committee.

### Chairman Comments:

Chairman Cerel notified this Committee that the Attorney General had just approved the addition of two (2) new members to this Committee. These members will be: Tina Wright of the Open Space Committee and Jim Wieler as the third At Large member. This now will require a quorum of 5 board members present to hold a meeting.

### October, 2012 Meeting:

Due to a conflict the Chair asked if the October meeting could be moved to: Tuesday October 2, 2012. No objections were made and the meeting will be moved. Shirley will posted and reserve the Library for that date.

### CPA Legislative Changes:

Effective immediately the Legislative has changed there CPA Law to allow the use of CPA funds for recreation and open space property improvements, even if they were NOT purchased using CPA funds. Lightning is permissible, but turfs are still not an allowable use of funds.

### Fall Town Meeting Article:

There will be an Article recommending the Town to "true up" Fy13 CPA allocations. Each of the three (3) required allocations will be increased by \$16,500 due to State funds being higher than estimated. Carol Pratt, Town Accountant will take care of writing the Warrant, as she has all the figures.

### Discussion Items:

#### Open Space: Tina Wright, Chairman of the Open Space Committee

Ms. Wright on behalf of the Open Space Committee requested \$1200 from the CPC Administrative Fund to purchase approximately 200 feet of fence. This fence will be used to more clearly mark when the Town's land begins and the Mill Apartments end. The fence will be a split rail fence made

of all natural products to keep in mind the surrounding areas. Plants will be placed around the fence, at a later date.

Ms. Wright informed this Committee that Open Space has twice applied for a grant and twice has been turned down.

Concerns were raised as to who will maintain this fence, Ms. Wright stated that the Open Space Committee will do this.

With no further discussion, a motion was made and unanimously passed to:

Allocate up to \$1500.00 for a fence to be placed at the property know as  
The Amphitheatre.

Motion: Dave Kaeli    Seconded: Alison Slack    Vote: 6-0-0

### **Open Space; Pavilk Land 143 Holliston Street**

Ms. Wright request \$1800 from this Committee for an appraisal of this 10 acre property. Ms. Wright stated that an appraisal is needed to move this deal forward. Property abuts Wickets land, and is a regular shaped lot with access from Redgate Street. The property also ranks high on the Open Committee's priority list. Currently the owner of the property is Mrs. Pavilk, who was actually the one who came to the Town to discuss the Town purchasing this land. Currently Mrs. Pavilk is representing herself in these discussions. Ms. Wright will speak with Mrs. Pavilk to see if she is agreeable to waiting for Fall TM – November 14<sup>th</sup> – for approval of funds for this appraisal. Open Space see the uses of this parcel to be open space and trails.

At the completion of the discussion a motion was made and unanimously passed to:  
Recommend to Town Meeting that \$12,000 from the Open Space appropriations be appropriated for Real Estate Appraisals.

Motion: Dave Kaeli Seconded: Bob Tucker

Vote: 6-0-0

### **50 Winthrop Street – Farmhouse Rehab Update:**

Mr. Jeremy Barstow presented the following update of this project:

The current payables were discussed and Mr. Barstow mentioned that the Farm had access to a new source of funds, via an unsecured loan from a farm member.

An update was also given on specific areas:

Roof: completed with the exception of the gutters

Doors: purchased

Windows: purchased

Siding: 85-90% complete – not including painting

HVAC: started on the day of this report

Lead Paint: All removed – no asbestos was found

Mr. Barstow was reminded that monies approved at Town Meeting can ONLY be used to purchase materials that the students will be using.

Mr. Barstow stated that with the influx of funds, the Farm Manager should be in this winter. The Managers second floor quarters will contain its own kitchen.

Concentration is now being placed on finishing items that are needed to obtain an Occupancy Permit for the Farm Manager.

Mr. Barstow will attend this Committee's December, 2012 meeting with another update.

### **Adjournment:**

With no further business before this Committee a motion was made and seconded to adjourn at: 9:01pm.

Motion: Ken McKay

Seconded: Rob Pomponio

Vote: 5-0-0