

# 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, Member Conservation Committee  
Gene Liscombe, Member Historical Commission  
Robert Reagan, Member Parks Commissioners  
Alison Slack, Member Affordable Housing Committee  
Robert K. Tucker, Member Planning and Economic Development Board  
Tina Wright, Member, Open Space Committee

**Approved: February 3, 2014**

Meeting Minutes: October 28, 2013  
Medway High School Guidance Center  
Pre-Special Town Meeting

## **Call to order:**

With a quorum being met, this meeting was called to order by Chairman Cerel at: 8:00pm.

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

## **Guest Present:**

Board of Selectman: Mary Jane White, Glenn Trindade. Richard D'Innocenzo

Parks Commissioner: Ross Rackcliff

Medway Youth Group Representatives:

Medway Youth Soccer:	Paul Martin,
Medway Youth Softball:	David Dahlheimer, Phil Folere, Greg Antonuccio
Medway pop Warner:	Craig Hundertmark, Bill Haye
Medway Youth Lacrosse:	Larry Jackson, Michael Joy
Medway Youth Baseball:	Tom Emero

## **Proposed Athletic Turf Fields:**

The Parks Commissioners hired Gale Associates to do a comprehensive study of the town's fields. This study was to include, current use patterns, shape of fields and a proposal of how to reduce the over use of the towns' current fields.

Gale Associates provide us with a 400+ page report which state that the town based on current use and projected population changes needs 4-5 more full size fields.

The proposal stated that this could accomplished by:

\*\*Adding one (1) new synthetic filed on the East side of the High School

\*\*Resurface current field of grass – outfield of softball field

\*\*Lights on two (2) synthetic fields – which would allow for continuous use which would be like having two (2) additional fields.

The fields would constructed in such a way that no field will be taken off line.

The Youth Group representatives presented stated that they have a great need for more room – 2-3 teams are practicing on one field, therefore no full field practices can be held.

## **Parks and Fields: (continued):**

The Master Plan/Gale Plan (10 year plan) also includes:

- A new trail system
- Expanding existing trails
- Softball field redesigned
- A parking lot near the Adams Street field
- Adams Street to be used as a practice field
- Open Space that would include a playground
- The building of bathrooms at Idylbrook
- Middle School tennis court resurfacing
- Possibility of flooding tennis courts for a winter ice rink

Costs of all items in Master Plan: \$6-7M

At this point the Field Usage Study Committee is only looking for funds for an Engineering cost. Which will provide them with documents up to schematic design providing them with a much better idea of what projects will cost and if it is feasible to go forward. Study would include 30+ borings, topography of 4 to 5 fields, and all information necessary to go out to bid.

**Engineering Costs: \$280,000**

This project would be done in stages, as the costs are too much to do all at once.

Stage One: 2 fields, 1 practice field, reconstruction of softball field, Adams Street parking lot  
Costs of stage one: \$3.3M

### **Discussion:**

Community Preservation Chairman Cerel stated that CPA Funds CANNOT be used to purchase actual turf product.

Selectman present stated that the Town is ready to take on the costs of the turf.  
Costs per turf field: \$800,000 – this does not include field prep

Management of fields would be handled by the Parks Department/DPS

Member concerns:

- \*\* That these fields being on school property that the Town's Youth Groups would not have a chance to use them
- \*\*That CPA money is being used for fields on school property
- \*\*CPA bonding comes under town bonding limit
- \*\*The Field Usage Study Committee must do its due diligence prior to hiring an engineering firm

With no further discussion items a motion was made and passed with a vote of (7-0-2)

### **MOTION:**

To appropriate \$280,000 from its unallocated funds to be used for an engineering study of the town's fields in preparation of possible additional fields with the following two (2) conditions:

1. Prior to an engineering firm being hired there is to be an agreement in place between the Town and the Schools; allowing the Town's youth groups to use the fields.
2. A public procurement process is to be utilized in the process of hiring the engineering firm.

**Wicket Property:**

It has been determined that there are now engineering plans and registry plans available. There is also an indication that price negotiations have moved forward.

**Additional Appraisal:**

This Community Preservation Committee agreed that they will not expend any further funds for appraisals on this property, as no new information was presented.

**Special Town Meeting:**

It was agreed that this Committee will meet just prior to the November 18<sup>th</sup> Special Town Meeting to finalize any votes and motions. Shirley will reserve room and post accordingly.

**Adjournment:**

With no further business to discuss a motion was made and unanimously accepted to adjourn this meeting at 9:30pm.