

# 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  
Matthew Hayes, Member Planning and Economic Development Board  
Gene Liscombe, Member Historical Commission  
Paul Mahoney, Member Parks Commissioners  
Alison Slack, Member Affordable Housing Committee  
Tina Wright, Member, Open Space Committee  
Ellen Hillery, Finance Committee Liaison

**Approved: February 1, 2016**

Meeting Minutes: October 5, 2015  
Medway High School Library

## **Call to order:**

With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:35pm.

**Committee Members present:** Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Gene Liscombe, Member Matt Hayes, Member Paul Mahoney, Member Jim Wieler, Member Tina Wright, Finance Committee Liaison Ellen Hillery and Administrative Assistant Shirley Bliss.

## **Guest Present:**

Board of Selectman member: Glenn Trinidad, Conservation Agent: Jennifer Graziano  
Medway High School Teachers: Karl Infanger and Kevin Collins, Town Manager, Michael Boynton  
DPS Director: Tom Holder

## **Discussions:**

### **Town Meeting Articles:**

**#6: Repurpose CPA Funds: Athletic Fields Project to High School Baseball Field Improvements and the addition of a storage unit. \$195,000**

**Town Manager Michael Boynton DPS Director Tom Holder**

Funds are the balances left in past TM Articles:

\$34,717.17 – Engineer and Design

\$160,787.07 - Construction

The purpose of this Article is to make safety improvements to the current baseball diamond.

Currently there is no safe warm up area for pitchers and the backstop is too low.

Mr. Boynton and Mr. Holder explained that in its current shape, a pitcher warming up is in the line of foul balls that are hit and the backstop is too low as currently foul balls are going over and into the woods.

Funds would be used to re-engineer field and replace backstop with a taller one. Costs: \$150,000.

The funds would also be used to purchase a storage unit with several garage doors to hold baseball equipment and track and field equipment; as well as field maintenance equipment. Costs: \$40,000.

### **Motion:**

A motion was made and seconded to recommend that the Town repurpose the sum of \$195,000 from Article 8 of the November 18, 2013 Fall Town Meeting and Article 13 of the May 12 2014 Annual Meeting for the purpose of creating safer conditions on the high school baseball field and the addition of a storage unit. The recommendation comes with the condition that there be a mechanism in place that ensures that non-school groups have access to this field.

Motion: Jim Wieler Seconded: Matt Hayes

Vote: 7-0-0

**Article 7:**

**Land Acquisition: 54R Adams Street**

**\$85,000.00**

**Land price: \$75,000**

**Legal Fees: \$10,000**

The purpose of this Article is to purchase the land listed as 54R Adams Street; which consists of approximately 33 acres.

Motion:

A motion was made and unanimously approved to recommend that the Town purchase this piece of land for the sum of \$85,000 which includes \$10,000 for anticipated legal fees with funds from the Open Space Reserves.

Motion: Jim Wieler

Seconded: Dave Kaeli

Vote: 7-0-0

**Article 8:**

**Ecological Study of Adams Street Area**

**\$6500**

**Tina Wright and Jennifer Graziano**

The purpose of this Article is allow The Conway School to prepare an ecological study and land management plan for approximately 96 acres along Adams Street to Choate Park. This management plan will give the town a best use plan for the land.

Motion:

A motion was made and unanimously passed to recommend that the Town approve the use of \$6500 for the Conway School to provide the town with a land management plan for approximately 96 acres along Adams Street to Choate Park. Funds from the Open Space Reserves will be used to fund this Article.

Motion: Dave Kaeli

Seconded: Tina Wright

Vote: 7-0-0

**Article 9:**

**Trail Design and Engineering**

**Jim Wieler Dave Kaeli**

**\$35,000**

The purpose of this Article is to design and engineer a trail system from Medway High School to Lovering Street. It is an extension of the trail system that is currently in place. The Trails Committee hopes to go to bid in March, 2015. Plan is to include bridges and trails that fit into the natural landscape of the land.

Motion:

A motion was made and unanimously passed to recommend that the Town approve the use of \$35,000 to design and engineer a trail system from the High School to Lovering Street. Funds from the Open Space Reserves will be used to fund this Article.

Motion: Dave Kaeli

Seconded: Jim Wieler

Vote: 7-0-0

**Article 10:**

**Storywalk**

**Karl Infanger Kevin Collins High School Teachers \$10,000**

The purpose of this Article is to fund the building of storyboards that will be placed along the trail that runs behind the high school to Choate Park. The idea is that the twelve (12) stations will tell a story as you walk along the trail. These stories, can be of any nature and will be hosted by different groups and grades on a monthly basis. These stations will be made to resist tampering, the weather and use. This Committee also asked that other town groups be allowed the opportunity to fill these stations, and that this recommendation is contingent upon there being a memorandum of understanding in place for this.

Motion:

A motion was made and unanimously passed to recommend that the Town approve the use of funds from the CPA General fund to purchase and install twelve (12) story stations along the trail that runs from behind the High School to Choate Park. This recommendation comes with the condition that these stations are not exclusive to the schools, that other town groups has an opportunity to fill them.

Motion: Dave Kaeli

Seconded: Jim Wieler

Vote: 7-0-0

**Article 11:**

**Master Plan Update: Parks, Open space and Athletic Fields \$19,000  
Glen Trindade Board of Selectman Member, Tom Holder, DPS Director**

The purpose of this Article is to fund the updating of the field study which was last prepared in 2012. Updating of this plan is necessary in order for the town to apply for a one million dollar (\$1,000,000) grant that would be used to update these areas in town. Plan needs to be completed by January 1, 2016. The field study will be conducted by Gale Associates.

Mr. Trindade explained that although the current field study is relatively new, in order to apply for this grant it needs to be more specific. The new plan would also include an entire best use concept of all town playgrounds and fields; concentrating on Choate Park; making it the show piece the Town wants it to be. It was also mentioned that with the upcoming Route 109 construction the entrance of Choate Park will be changing, thereby causing other issues within the park. The Town is looking to have an overall idea of the best uses of the areas, rather than using funds Band-Aid problems.

Costs are undeterminable at this time, but in order to receive the one million dollar (\$1,000,000) grant from the State, the Town must commit to a spending budget of two million dollars (\$2,000,000). During this discussion concerns were raised about the need for the study, the costs of the study as well as the company that will be performing the study. Concerns included past experiences with this company and its inability to look outside the box with ideas, as well as the being bigger than a \$19,000 problem.

Committee members also expressed concerns about this companies' ability to produce a plan that will allow the town to build upon the original concept.

After a lengthy discussion surrounding the need for this document as well as the company that has been chosen to do the study a motion was made:

**Discussion:**

Concerns were raised as to the need to provide guidance to the company chosen in the form of: maps, layouts, how to prepare for the grant application and pricing for plans moving forward. It was also stated that this company/Town should include the Friends of Choate and other town groups in all discussions for this concept. It was agreed by all that town Administrator Michael Boynton will take responsibility to ensure that this happens.

**Motion:**

A motion was made and passed to recommend that the town approve the use of \$19,000 of Community Preservation Act Funds from the Open Space Reserves to fund a consulting, design and engineering services to update the town of Medway Parks' Open Space and Athletic Fields Master Plan; including improvements to Choate Park, and enhanced access to open space. The product the Town receives must be a building block for the future uses with or with the State Grant money.

Motion: Jim Wieler                      Seconded: Paul Mahoney      Vote: 6-1-0  
Dissenting: Tina Wright

**Other Notes;**

It was noted that in the future any commitments that finish under budget; those remaining funds should be put back in the CPA account and not allocated to another project.

**Meeting Minutes Approval:**

The meeting minutes for the September 8, 2015 were approved as amended.

Motion: Dave Kaeli                      Seconded: Tina Wright                      Vote: 7-0-0

**Adjournment:**

With no further business before this Committee a motion was made and unanimously passed to adjourn this meeting at: 8:45pm.

Motion: Dave Kaeli      Seconded: Jim Wieler                      Vote: 7-0-0