

**Town Of Medway  
Open Space Committee**  
155 Village Street  
Medway, Massachusetts 02053

**Meeting Minutes February 3, 2015**

**Medway Senior Center  
Oakland Circle**

<b>Attendance</b>	Tina Wright	Jim Wickis	Paul Marble	Pat McHallam	Mike Francis	Bruce Hamblin	Charlie Ross
Present	X		X		X	X	X
Absent with notice							
Absent without notice							

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The Chairman opened the meeting at 7:00 pm.

**Village Street:**

There was no update on Village Street.

**Conway Project:**

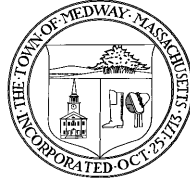
The Conservation Commission agent will be sending the draft of the proposed project for the Conway school. If any of the members have comments, please forward those to Chairman Wright.

**Canoe Launch:**

The Conservation Commission agent is working on a list of plantings for the canoe launch area.

**Amphitheater:**

The Chairman informed the members that she received a summary of accessibility standards and there is not a requirement to have the whole site handicap accessible. She will forward the link to the members for their review.



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**Other Business:**

Member Hamblin explained that he has been in contact with a representative from Millis in regards to exploring areas such as the Black Swamp area and any other areas which both towns may be able to use. This could be a collaborative effort. The Town of Millis refers applicants to the Army Core of Engineers in regards to any proposed developments. There are few points where there could be access at the Medway line. This representative will get back to us in the Spring. The Town of Medway also may have some access to the Potomac Lake. This needs to be explored further.

**Sign Update:**

Member Francis updated the members that there will be six more kiosks ordered next week. There has been a slight increase in the cost. This was noted in the new agreement. There is enough money in the account to cover the increase. The other kiosks have been installed and the signs are in the process of being completed.

**Wickett Property:**

**Resident, Dan Strachan, Fairway Lane:**

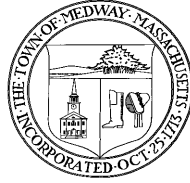
Mr. Strachan came to the open space meeting to seek answers about the Wickett property. He was inquiring about why the town did not follow through with purchasing this land last year. He was aware that there was a site walk on April 19, 2014 and it was his understanding that this was on the warrant for purchase. The cost of the land was \$750,000. It was indicated that Mr. Strachan did contact the seller to find out what happened and the seller communicated that he was willing to sell the land for \$740,000.

It was indicated by the Chairman that there was a site walk on the property and the seller took certain portions of the land off the table. The deal was always changing. There was an appraisal done on the land. This never came to an official vote for purchase since the number of acres was changing. The seller never offered the whole piece.

Member Marble responded that the deal and land involved was changing by the seller.

The Board of Selectmen did ask for the article to be removed from the warrant on May 6, 2014.

Selectmen Trindade responded that there was a negotiated deal and got the appraisal but CPC did not want to go forward since they did not believe it was worth the amount of money. The article was then taken off the warrant.



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Mr. Strachan is concerned that the developer now looking to build a 40 B.

Member Marble explained that Open Space Committee was interested when the 115 acres was available. We walked the site and got the Board of Selectmen. There was potential for this land to connect to possible other parcels. The acreage then decreased to 98 acres, and there was only access through someone's driveway. This changed the perspective in regards to recommending this.

The Chairman responded that she has spoken with the Planning and Economic Development and we do not know if there is a true engineered plan. There has been nothing filed with the town. We do not know yet what is buildable. If the wetlands are not flagged, they need to be re-flagged. The titles are not clear on some of this land.

Resident, 8 Fairway Lane:

This resident explained that when he moved in the neighborhood asked if they bought title insurance since there has been issues with the titles.

It was further explained to the residents that the Board of Selectmen put forth the warrant but for funding, this must go through CPC. This committee took no action. This cannot be funded at town meeting so on recommendation from counsel, the Board of Selectmen were advised to dismiss this article. It was suggested that the residents ask CPC why the appraisal was not funded.

The Chairman further explained that the Open Space Committee did not recommend this purchase. The biggest priority was for Chicken Brook. This was contiguous land. When we looked at the Wickett land, it was a great open space parcel, but we wanted the whole piece. The amount of wetland was a concern.

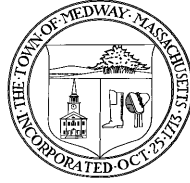
The Open Space Committee thanked the residents for attending the meeting.

### **Website:**

Member Ross would like to improve the website presence with photographs. He welcomes all to send those to him. The Commission is in favor of member Ross taking steps to improve the website presence. Member Ross will come the next meeting with ideas and suggestions.

### **Upper Charles & Betaninia II:**

Member Marble provided an overview on a meeting held with Jim Wieler from the Upper Charles and members of Betaninia II. The purpose of the meeting was to discuss the ATV



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activity and how to address the crossing on sites. There was also conversation with Chief Tingley and he indicated that there could be a letter sent requesting a cease and desist from other properties. There was further discussion about possible access to the trails. The representatives communicated that they have retreats on the land and do not want others from public to access it. They may be open to a sign. There will be another follow-up meeting.

**Other Business:**

- A meeting needs to be set up regarding the maintenance plans for the open space parcels.
- Upcoming meeting regarding an assisted living project that has some open space. Meeting is scheduled with Planning and Economic Development Board on February 10, 2015.
- Paul Atwood was present and he is interested in serving on the open space committee.

**Minutes:**

**On a motion made by Bruce Hamblin and seconded by Paul Marble, the Committee voted unanimously to accept the minutes from January 6, 2015**

**Adjourn:**

**On a motion made by Paul Marble and seconded by Bruce Hamblin, the board voted to adjourn the meeting at 9:00 pm.**

Respectfully Submitted,

Amy Sutherland  
Approved March 3, 2015