

TOWN of HOLLISTON COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES

Monday, March 22, 2010
Holliston Town Hall, Room 014

Attending: Sam Tyler, Chair, Jan McDevitt, Vice Chair, Tibor Nemeth, Frank Chamberlain, George Johnson and Peter Rosati

The meeting was called to order at 7:30 P.M.

Approval of Minutes

The Minutes for CPC meetings on September 21, 2009, March 16, 2009 and March 30, 2009 were presented for review and approval. All the minutes were approved.

Cutler Heights Groundbreaking Ceremony

Sam Tyler stated that he had attended the Groundbreaking Ceremony for the Cutler Heights affordable rental housing project on March 16. He reported that in conversation with Tina Brooks, Undersecretary of the state Department of Housing and Community Development, he learned that the Town of Holliston's support of this project with the total appropriation of over \$900,000 played a critical role in the state's decision to support the project with state funds and approximately \$3.5 million in federal stimulus funds.

Holliston Housing Trust

Sam Tyler reported that Frank Chamberlain would represent the CPC on the newly formed Housing Trust. He explained that the Board of Selectmen, which makes the appointments to the Trust, felt that Frank Chamberlain's professional financial expertise would be important in carrying out the work of the Trust. Sam Tyler also mentioned that Tom Dumas would represent the Holliston Housing Authority on the Trust. Frank Chamberlain explained that the Trust would convene soon for the first time and that the first order of business would be to establish working By-Laws.

Review of Proposals Received

Sam Tyler presented a summary table of the five proposals that had been submitted for consideration for the May 10, 2010 Town Meeting. He noted that the estimates cost for four proposals was \$120,847. He explained that the fifth proposal was a placeholder with no dollar figure for the purchase of 23.8 acres of land by Warren Woods. He stated that negotiations were still underway with no cost estimate to present at this time. He then quickly summarized the following five proposals:

1. Holliston Historical Society: \$ 9,847 A proposal for the reconstruction of the south porch of the Asa Whiting House which would involve reconstruction of the sills and replacement of the floor joists as needed. The porch would be jacked back to its intended alignment and flashing would be repaired and rotted trim work replaced.
2. Holliston Town Hall Renovation Committee: \$100,000 A proposal for complete removal of paint on three sides of Town Hall up to the arched windows. The building would be power washed to remove paint and oxidized paint and all loose paint would be

scraped and edges sanded. A wood conditioner would be applied to prevent peeling of the paint and one coat of oil primer would be applied.

3. Upper Charles Conservation Land Trust: \$1,000 A proposal to purchase signs to mark the property boundaries of Wenakeening Woods located between Highland Street and Summer Street in Holliston. Also the funds would provide signs to mark the trails and the parking area at the Highland Street entrance.
4. Open Space Committee: A place holder depending on negotiations for the purchase of 23.8 acres of land by Warren Woods to be permanently protected by a conservation restriction.
5. First Congregational Church of Holliston: \$10,000 A proposal for matching funds for the rehabilitation of the church tower clock.

Paul Saulnier, Vice President of the Holliston Historical Society further explained the request for funding reconstruction of the porch. He stated that water run-off and flooding have settled the porch and made it unsafe for usage. He mentioned that benefits would include freeing up space inside for activities. Peter Rosati questioned the need for the Society to request CPA funds since the Historical Society has revenue from its rental of the house and barn to address the porch reconstruction. Frank Chamberlain suggested that the educational role the Society undertakes with the public schools and community groups makes the use of CPA funds appropriate. Sam Tyler noted that the CPC has always sought financial support from other sources to complement the use of CPA funds where appropriate.

Paul Saulnier also spoke on the need for sign markers for Wenakeening Woods to assist walkers since there are so many trails and encourage more usage of the trails. He noted that the boundary markers would help prevent trash dumping on the land and would help make the public more aware of the public recreational open space in Holliston.

Meeting with Heidi Doyle

Heidi Doyle explained that she was the new Chair of the Holliston Housing Committee as long-time Chair Ellie Gerson had stepped down. She discussed the various projects that were on the Housing Committee's radar screen but that none were at the point of submitting a proposal to the CPC. She indicated a desire of finding a way to periodically bring the different housing committees and boards together to help coordinate housing initiatives. The status of the Andrews School and other possible sites for affordable housing were discussed. She stated that the Housing Plan expires in July and has to be submitted by early May. Finally, she expressed hope to work with the CPC to identify appropriations made for housing projects and the current balances in each account. Mr. Tyler agreed to do that after the May Town Meeting.

Next Meetings

The next two meetings are scheduled for April 5th and April 12th. The members agreed that the April 5 meeting should be devoted to the Town Hall proposal and that the Congregational Church and land purchase issues would be discussed at the April 12 meeting. Sam Tyler noted that the CPC's public hearing would be held on April 12 as well.

The meeting adjourned at 9:10 P.M.