

COMMUNITY PRESERVATION COMMITTEE

7:30 PM March 11, 2015

Holliston Town Hall, Room 014

MINUTES

The chairman called the meeting to order at 7:46 PM.

Attending: Frank Chamberlain (chair); Chris Bajdek; Warren Chamberlain; Elizabeth Newlands; Michael Pelon **Also present:** Paul Saulnier, Tony Lulek, Paula Mark, Kristen Hedrick

Approval of Minutes

There was not a quorum for the meeting scheduled for February 4, 2015, due to snow.

VOTE Moved: to approve the minutes of 2/25/15 as amended.

Approved: Frank Chamberlain, Mr. Bajdek, Warren Chamberlain, Ms. Newlands, Mr. Pelon

Opposed: 0

CPA Requests

Holliston Housing Trust

Frank Chamberlain reported that he had met with Brian Clancy, of the Holliston Housing Trust. Mr. Clancy said he anticipates that this year the Trust will request \$250,000 additional funding for affordable housing. Their current projects are nearing completion. Regency Drive is being offered by lottery now for \$90,000, with a projected purchase this summer. The town spent approximately \$75,000 to produce permanently affordable housing with this project. This seems to be a good use of funds, and a good model to follow. In the single-family home buy-down program, an applicant has been selected by lottery, has found a house, has been pre-approved for a mortgage, and will buy when a bank agrees to the loan. The total cost to the Town for this was about \$150,000. That is a good amount for a stand-alone affordable home. Habitat For Humanity was tentatively awarded two building lots on Chamberlain Street, and they will administer housing there. With these successes, the Trust is making progress in facilitating the goal of dispersed affordable housing for the town. The CPA would be in a position to replenish the Trust's funds for future projects through spring Town Meeting.

There was a discussion what should be done with the remaining HHDC treasury. The status of that money is unclear. The Committee considered whether Town Counsel should be consulted.

Conservation Commission

Mr. Bajdek reported that he had contacted Stuart Saginaw to see if a new proposal for a management plan for the Winthrop Canal would be an allowed use of CPA funds. Mr. Saginaw said no; a management plan would be more of a supportive function for the Canal. Members of the Committee noted that while there may be some historical connections along the canal, those would be complicated to determine. An activity such as dredging the canal would not qualify for CPA funding. Mr. Bajdek stated that the Conservation Commission would not submit a proposal at the upcoming Town Meeting. The 2013 Town Meeting voted that the Town should take some action to improve conditions in the Winthrop Canal. The Town was to take action by the 2014 Town Meeting.

Additional Requests

Holliston in Bloom

Mr. Saulnier brought up the pending Wenakeening proposal he has been developing with Mark Ahronian. The Committee determined that the CPA might be able to cover hardscape and perhaps signage, but not plantings. Mr. Saulnier stated that of the project's total \$15,000 estimated cost, hardscape would be \$7,950 plus contingency. The Committee suggested that Mr. Saulnier submit a formal proposal. The plan should be presented without the landscaping. Ms. Newlands pointed out that in planning changes to the property, HIB should check the conservation restrictions of the Trustees of Reservations. Introduction of non-native species for example, is often prohibited. Mr. Saulnier stated that HIB would consult with the Conservation Commission and the TTOR, and would return with the proposal for the spring Town Meeting.

CPA Plan

Discussion of the Plan was postponed.

New Business

Updating the Website

There has been some progress in finding out how to update CPC pages. The updated Committee list will be submitted to Michael Cassidy, who can post changes. The Committee's splash page statement should be read for potential editing. Ms. Newlands, who wrote the original passage when the CPC was formed, took a print to review.

Holliston Parks and Recreation Department

Kristin Hedrick distributed an application for CPA funding of playground equipment at Stoddard Park. She stated that the park currently serves 6-12 year olds well. The Department would like to expand the facility to serve 2-5 year olds, since they are seeing a lot of young families using the lake. Ms. Hedrick spoke in detail about the plan of proposed equipment. She stated that the fixtures would be useful for the camp, that they are oriented to learning, and that they would make the park attractive to small children. Other sources of funding have been identified. The Parks Department will cover the \$18,350.00 cost of installation. The highway department will excavate the site, to save money. Celebrate Holliston will contribute \$1,733.50 to the cost. They have spoken with Charles Katsuka, about the location. He felt that expanding is not a problem from the Conservation Agent's point of view. Frank Chamberlain asked about the projected lifespan of the equipment. Ms. Hedrick stated that in her experience, fixtures like these should be quite durable. She explained that Stoddard Park is a better place for improvements right now than Pleasure Point, because families tend to use it during the days. They project a lot of activity at the Stoddard site, including an Eagle Scout project, trails, camps, and swim lessons. Ms. Newlands pointed out that Audubon natural play spaces might be suitable for Pleasure Point sometime in the future.

Upcoming Workshops

Warren Chamberlain spoke of upcoming meetings that might be of interest to CPC members.

Regional Workshop Series on housing

The Massachusetts Housing Partnership (MHP), Massachusetts Affordable Housing Alliance (MAHA) and Metropolitan Area Planning Council (MAPC) are offering a five-part series. These will be held locally. There is no charge to attend any of the sessions. The contact is Callie Clark, MHP. 617-330-9955 ext 336.

Workshop 1: Community Preservation Act (CPA) and Housing Development. March 31, 2015

Workshop 2: Assessing Housing Needs in Your Community - Part I of II. April 7, 2015

Workshop 3: Community Planning for Housing Needs - Part II of II. April 14, 2015

Workshop 4: 40B and Your Community. May 2015

Workshop 5: Zoning To Promote Housing Diversity. May 2015

Historic Preservation Planning Forum

The event will be held Monday March 30, 2015 from 4:00 PM to 6:00 PM, at Lexington Depot. It is co-sponsored by three MAPC subregions, including the North Suburban Planning Council, The Minuteman Advisory Group on Interlocal Coordination, and the MetroWest Regional Collaborative. Participants will learn about tools, strategies, and resources for effectively integrating historic preservation into planning. The contact is Amanda Chisholm, NSPC Coordinator, MAPC. 617-933-0736. Speakers include: Chris Skelly, Director of Local Government Programs, Massachusetts Historical Commission; Gretchen Schuler, Historic Preservation Consultant.

The next meeting will take place Wednesday March 25, 2015 at 7:30 PM.

The public hearing will be April 8, 2015

Upon a unanimous vote, the meeting was adjourned at 8:54 PM.

Respectfully submitted,
Susan Woodrow

Date Approved: March 25, 2015