

COMMUNITY PRESERVATION COMMITTEE MEETING  
Wednesday, October 5, 2016, 7:30 P.M.  
Holliston Town Hall, Room 19  
**MINUTES**

The Chairman convened the meeting at 7:35.

**Attending:** Frank Chamberlain (chair), Chris Bajdek, Thomas Dumas, Elizabeth Newlands, Michael Pelon, Eva Stahl, John Vosburg

**Also Present:** Joe Rubertone, Timothy Connors

**CPA Public Hearing**

Frank Chamberlain summarized the purpose, history and achievements of the Community Preservation Authority in Holliston. The Committee allocates funds in Affordable Housing, Historical Preservation, and Open Space including Recreation. Holliston has a 1.5% surcharge on property taxes, with exemptions for over citizens over sixty-five, and the first \$100,000 of home value. Grants have funded about two hundred-fifty acres of open space, forty units of affordable housing, and numerous preservation projects in the Town. The main concern of the chairman at this time is raising public awareness of the Committee's work. He mentioned the opportunities that are forming in the near term, and concluded that in the fifteen years of its existence, the Committee has done a lot for the Town with CPA funds.

The visitors introduced themselves. They came to discuss a possible collaboration on one parcel that the two towns share. The site backs up to preservation land and is currently zoned for agriculture. There was a lively discussion of the possibilities presented by such a project.

The Public Meeting was closed at 8:00.

**Approval Of Minutes**

**VOTE Moved:** to approve the minutes of September 7, 2016, as read.

**Approved:** Frank Chamberlain (chair), Mr. Bajdek, Mr. Dumas, Ms. Stahl, Mr. Vosburg

**Abstained:** Mr. Pelon, Ms. Newlands,

**VOTE Moved:** to approve the minutes of September 28, 2016

**Approved:** Frank Chamberlain (chair), Mr. Bajdek, Ms. Newlands, Mr. Pelon, Mr. Vosburg

**Abstained:** Mr. Dumas, Ms. Stahl

**Discussion and Vote on Recommendations to October Town Meeting**

Frank Chamberlain reviewed the amounts CPA funds in each account, so the Committee could have an overview of how the various amounts will support all the projects in the near future. He circulated a sample contract grant agreement that the CPA has recommended for affordable housing transactions, outlining the constraints of the funding.

**Open Space Committee Request**

**VOTE Moved:** to pass the motion as stated:

To appropriate \$230,000 in fiscal 2017 from the Community Preservation Fund Open Space Reserve and up to \$80,000 in fiscal 2017 from the Community Preservation Fund General Reserve for a total of \$310,000 to assist the Open Space Committee with the purchase for the Town for permanent open space of property at 280 Adams Street, shown as Board of Assessors parcel ID 136/004.0-0002-0041.0, Map 004, Lot 0041.0, subject to the approval of Article K on the Warrant of the October 24, 2016 town meeting, with all funds to be expended within 12 months from the appropriation date.

**Approved:** Frank Chamberlain (chair), Mr. Bajdek, Mr. Dumas, Ms. Newlands, Mr. Pelon, Ms. Stahl, Mr. Vosburg

**Parks and Recreation Request**

**VOTE Moved:** to pass the motion as given and seconded:

To appropriate up to \$34,500 in fiscal 2017 from the Community Preservation Fund General Reserve to assist the Parks and Recreation Department with the development of a Town-wide Master Plan for Recreational Facilities, all funds to be expended within 12 months from the appropriation date.

**Approved:** Frank Chamberlain, Mr. Bajdek, Mr. Dumas, Ms. Newlands, Mr. Pelon, Ms. Stahl, Mr. Vosburg

**Housing Trust Request**

**VOTE Moved:** to approve the amount of \$300,00, as stated:

To appropriate \$120,000 in fiscal 2017 from the Community Housing Reserve and \$180,000 in fiscal 2017 from the Community Preservation Fund General Reserve for a total of \$300,000 to support the Holliston Housing Trust's programs to provide affordable housing in Holliston and for the administrative and contract support of thereof.

**Approved:** Frank Chamberlain (chair), Mr. Bajdek, Mr. Dumas, Ms. Newlands, Mr. Pelon, Ms. Stahl, Mr. Vosburg

**Rail Trail Committee reauthorization**

**VOTE Moved:** to approve the motion with the correct Rail Trail title:

To appropriate \$6,400 for fiscal 2017 from the Community Preservation Fund General Reserve for the purpose of paying remaining legal expenses and other closing costs associated with the acquisition from CSX Corporation of the former railroad bed from Cross Street to Hopping Brook Road for inclusion in the Upper Charles Rail Trail, all funds to be expended within 12 months from the appropriation date.

Note: This appropriation represents the re-authorization of the remaining balance of the \$690,000 appropriation originally approved at the 10/27/2014 Town Meeting for the Trails Committee. The subject appropriation expired 4/27/2016.

**Approved:** Frank Chamberlain (chair), Mr. Bajdek, Mr. Dumas, Ms. Newlands, Mr. Pelon, Ms. Stahl, Mr. Vosburg

**Weenekeening Woods Parking Extension**

**VOTE Moved:** to approve the motion as stated:

To amend the appropriation authorized by vote of Town Meeting dated 10/26/2015 of up to \$8,500 from the Community Preservation Fund Open Space (Recreation) Reserve to assist the Upper Charles Conservation Land Trust with the creation of public recreational access for the Wenakeening Woods conservation area through the construction of a public parking area off of Summer Street to strike the words "with all funds to be expended within one year from date of appropriation" and replace with "all funds to be expended within three (3) years from date of appropriation".

**Approved:** Frank Chamberlain (chair), Mr. Bajdek, Mr. Dumas, Ms. Newlands, Mr. Pelon, Ms. Stahl, Mr. Vosburg

**Other Requests**

In the unlikely case that the State matching funds comes in before Town Meeting, that will go before Town Meeting.

**New Business**

Frank Chamberlain will meet with the Finance Committee next Tuesday night, October 11, 2016 at 7 PM. The next CPC meeting will be scheduled after Town Meeting, in January.

Upon a unanimous vote, the meeting was adjourned at 9:05.

Respectfully submitted,  
Susan Woodrow

Date Approved: November 16, 2016