

HOLLISTON COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES

Tuesday, March 20, 2012 19:30 in Holliston Town Hall, Room 014

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

Attending: Sam Tyler, Chair, Chris Bajdek, Frank Chamberlain, Warren Chamberlain, George Johnson, Melissa Kaspern, Mike Pelon and Administrative Assistant Susan Woodrow. Not attending: Tom Dumas.

I. Welcome of new Member and Assistant

Sam Tyler presented an updated list of the current members of the CPC.

- New member Chris Bajdek, the designee of the Conservation Commission, was welcomed. Former Conservation Commission designee, Peter Rosati has stepped down from the Commission due to business demands.
- New Assistant, Susan Woodrow was welcomed. Former Assistant, Susan Mogren is now employed full-time and had resigned from this position.

II. Approval of 2012 Community Preservation Coalition Dues

- Sam Tyler summarized the benefits of membership in the Coalition. Dues for a town the size of Holliston are \$1,500 for the 2012 calendar year.
- Payment of the dues was moved and approved unanimously.

III. Review of Proposals for May 7, 2012 Town Meeting

The deadline for new proposals for CPA funding was on Friday, March 16. Sam Tyler presented a handout with a summary of the four proposals he had received. Dates were set for future meetings to discuss how they will tie into other CPA funds, to prepare for meeting with the Finance Committee. The law requires one public hearing. The hearing was scheduled for the CPC meeting on Monday, April 9, 2012.

1. HCC Proposal

The Holliston Conservation Commission, in collaboration with the Parks Department, is requesting \$28,000 in fiscal 2013 for the start of a multi-year plan to preserve, restore and improve Lake Winthrop. The discussion was delayed and will take place at the CPC meeting on Monday April 9, 2012.

2. UCCLT Proposal

The Upper Charles Conservation Land Trust is requesting \$1,200 for materials to build four entrance kiosks in Weenakeening Woods in Holliston. This may be connected to an Eagle Scout project.

3. Housing Trust Proposal

Bryan Clancy and Barbara Gardner of the Housing Trust and Housing Committee respectively are requesting \$200,000 to purchase a parcel of land for a possible Habitat for Humanity project.

4. HHDC Proposal

- Holliston Housing Development Corporation (HHDC) proposal to continue the work in developing 36-45 units of affordable and some market housing on the Perejda property on Jasper Hill. This is the second part of a multi-year project. The CPA request for fiscal 2013 is \$58,100.
- Brenda Farrell, Jon Juhl, Ed Nunes and Paul Saulnier of Civilized Solutions attended. Present also were D. Robbins, Sylvia Stickney and Carl Damigella, from the HHDC Board.

- Sam Tyler raised the need for this group's proposal for this year to estimate what is expected from CPA funds for the whole project, not just for fiscal 2013. Jon Juhl stated that in addition to CPA funding, the HHDC would seek funding through a mortgage and state affordable housing grants. Sam Tyler reminded the group that the total request for \$750,000 in CPA funds must be kept in context with demands that will be required for other projects that will be received.

IV. Status Report from Housing Development Corporation

Jon Juhl opened with a summary of the Town Hall exterior project. He noted that eight bids were received and two contractors came within the budget were qualified. They will meet with the Board of Selectmen on March 28, and expect to finish the process to endorse, draft, execute, and proceed by mid-April. Thus, the work could start by May

Jon Juhl outlined the three components of the Jasper Hill Apartment project at this point.

1. Soil Testing
2. The Concept Plan
3. Feasibility

1. Soil Testing

- Brenda Farrell and engineer Paul Saulnier briefed the Committee on the soil testing results of the six acres of Perejda property on Juniper Hill above Cutler Heights. These figures are the results of the first phase of the project: \$22,000 for soil testing and drawings, approved at the October 24, 2011 Town Meeting.
- Paul Saulnier distributed a handout with the soil testing report. The site had been tested before, so he checked the non-tested areas, drilling a total of nine test holes. He found some high ledge. Rates averaged 10-15 min/in (60/min is the state high, and sand is 2/min). The additional fifty-foot strip at the bottom was tested too. All testing was witnessed by the Board of Health, including Mike Graff, the Bellingham agent. He concluded that the tests affirmed the housing project could proceed.
- Brenda Farrell stated that the results were favorable than expected. Lot Two is the fifty-foot strip boundary with the Perejda property, per Town Meeting request. The condition of the strip shows a potential to make more bedrooms feasible, she said.

2. The Concept Plan

- Architect Ed Nunes spoke about the preliminary ideas of what HHDC wants to achieve on the site. Based on the information they had received from Paul Saulnier, which shows the flattest portion near the house, and from the Assessor's plan of the Perejda site, they considered three configurations: (1) 36 units, which assumes no town buffer; (2) 42 units, which features an L-shape that fits best into the slope; and (3) 45 units. The building would have forty parking spaces underneath to reduce the footprint, similar to Cutler Heights where the twenty-six underground spaces worked out well. There are three possible access routes: (1) from Washington Street, which has a steep grade; (2) from Church Place by the Lodge, which cuts the grade, but requires an easement; and (3) from the Olmstead house, which was the natural access at one point, but which may now be in probate, so may be sold. The original house has two units, so perhaps incorporated for housing too. If the Olmstead house could stay, it would create additional units and be a good legacy project for the Housing Trust.
- Sam Tyler asked about how they might reconfigure the units to be a different mix from Cutler Heights. The plan calls for twelve market rate units in addition to the affordable apartments: Nine one-bedrooms, twenty-seven two-bedrooms, and six three-bedrooms. Cutler Heights was full as of

November 1, 2011. There is a waiting list of fifteen and additional demand for one-bedroom apartments.

3. Feasibility

- Architect Ed Nunes passed out the preliminary proforma based on 42 units, delineating the affordability breakdown by percentages, the number and sizing of bedrooms, the expanded community space and revised flow. Part of the handout includes budget information.
- This project is estimated to cost \$11million based on 42 units.

Comments from the committee included:

- Where does Holliston stand relative to the 10% affordable housing requirement? Jon Juhl said it was “at 4% before.” He outlined why he felt the state would look kindly on Holliston: the state likes family housing, which we have been building; there is a change of leadership at the state level with an eye toward smaller projects; and his group has a 40B advantage by working with the town repeatedly. In addition, he said that even though this project would include market rate apartments, 100% would count toward the affordability goal because they are rental, not home ownership properties.
- What is the percentage of Holliston residents in affordable units at Cutler Heights? Jon Juhl said that 50% of the 30 units are occupied by residents from Holliston. Jon Juhl said local presence was encouraged, and that the mixed income model at Jasper Hill might get more Holliston residents involved.
- A concern was raised about the concentration of affordable housing in one part of town. The Affordable Housing Master Plan recommended affordable housing to be dispersed throughout the Town. Jon Juhl stated that one of the sustainable principles laid out by the state is that the sites should be close to downtown, so the location is limited. He said there is a cost advantage of property management being combined.

V. Schedule of Meetings and Public Hearing

The Committee approved the following schedule:

Monday, March 26 7:30 PM (subsequently cancelled)

Tuesday, April 3, 7:30 PM

Monday, April 9 7:30 PM

Monday, April 16 7:30 PM —only if additional work is needed

VI. New Business

- Sam Tyler mentioned that the website is out of date. He asked the new Assistant to review the website and identify areas that require information to be updated. He asked the members to do the same.
- Minutes from previous meetings will be submitted for approval shortly.

The meeting was adjourned at 9:15.P.M.

The next meeting will be held on Tuesday, April 3 at 7:30 P.M.

Approved April 3, 2012

Respectfully Submitted,
Susan Woodrow