

HOLLISTON COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES

Tuesday, April 3, 2012, 7:30 PM 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, Melissa Kaspern, Mike Pelon and Administrative Assistant Susan Woodrow.

Not attending: Tom Dumas and George Johnson.

Also present: Rachel Kane

I. Approval of Minutes

Minutes for March 20, 2012 were approved unanimously.

II. Presentation of the Upper Charles Conservation Land Trust

- Paul Saulnier updated the Committee on the UCCLT Wenakeening Woods signs project, previously recommended by the CPC and funded by the Town. Sam Tyler asked if the first round of signage had made a difference in the numbers walking in the Woods. Paul replied that there had been more use of the trails, and especially at the parking lot at Highland Street.
- The Upper Charles Conservation Land Trust is requesting \$1,200 for materials to build four entrance kiosks at Wenakeening Woods in Holliston.
- Paul Saulnier explained that they plan to build four small kiosks at entrances to the 109-acre property. Each 2 'x3' fixture, with two-sided Plexiglas, will cost \$300. The Trust will initiate the project and then use the \$1,200 requested to produce the kiosks. After that, the UCCLT will manage the other expenses, perhaps in conjunction with Keefe Tech and/or Eagle Scout projects.
- The purpose for the kiosks is to provide information about the forestry plan now being drafted, to post notices next year about which trails are affected, and to display color coded maps, information on flora and fauna, and connections to their website.
A question was asked about the source of funds for the Land Trust. Paul explained that through fundraisers, they have \$5,000 to \$6,000 a year for insurance, memberships and other projects, including acquisition of additional conservation land.

III. Presentation of the Holliston Housing Development Corporation

- This was part two of the multi-phase HHDC presentation. Brenda Farrell introduced Board members Carl Damigella and Carl Magnusen. Jon Juhl arrived later.
- The soil testing at the Perejda-owned site came back positive for a 42-unit plan, so the next round of funding will be for 21E environmental issues, as-is appraisal of the land, market study, and to start the "friendly" 40B development process.
What other funding sources would be used for this project was asked. Brenda Farrell said the HHDC will consider several funding sources in addition to the total \$750,000 requested from the CPA. As with the Cutler Heights development, a mortgage and state affordable housing funds would be other sources of funds. She noted that the proposal is contingent upon ownership. If the CPA funds were appropriated, they would be returned if the HHDC did not acquire ownership of the property.
- Asked what coordination the Development Corporation has with other housing committees, she replied that HHDC has had conversations with the Housing Committee, and that Brian Clancy of the Housing Trust is aware of what they want to do.

- How traffic flow and parking lots would be affected was asked. Jon Juhl listed three access options: (1) by a new road on undeveloped land between Cutler Heights and the Town Hall, using retaining walls for a 20' road, with "no significant impact" on existing parking. (2) by the Olmstead property (3) by the Masonic Lodge, which was the original cart route. The Olmstead Property is for sale now but the asking price is not known now.
- Members were interested in what the timing is on an agreement with Mr. Perejda. Jon Juhl said he would have it before May Town Meeting. The HHDC does not have a recent appraisal, but there is an option agreement that the Board has approved. Regarding what issues may be raised regarding this project, Brenda Farrell noted traffic flow and the concentration of affordable housing in one part of Holliston with Cutler School (six units), Cutler Heights (30 units) and the proposed Jasper Hill Apartments (42 units). She also noted that this area is close to downtown which is an important factor in seeking state funding. Carl Damigella pointed out that the MWRA bus stops at Cutler Heights several times a day, which would ease car traffic.
- A discussion of other possible affordable housing opportunities in Holliston identified the Olmstead duplex now for sale and the Andrews School. Brenda stated that Jasper Hill would be a mixed income property with a higher affordable income profile, so it would reach a different demographic. At this time the HHDC's plan is tentatively for thirty affordable units and twelve at market rate. Fire safety planning was addressed: access for emergency vehicles along potential switchbacks, the width of the roads, the need for two routes in and out, and effective sprinkler systems.
- What effort has been made to talk to neighbors was asked. Jon Juhl pointed out that the lot borders on the water tower and the cemetery, and that they have had conversations with the Town. After HHDC gains ownership of the property, the members will talk with the neighbors.
- Jon Juhl reported on the Town Hall exterior renovation project and noted that Meadows Construction executed a contract with the Selectmen and has begun to do mock-ups of the work that will be undertaken. Staging for chimney work will be in the back parking lot, and Jasper Hill traffic will be closed down to one lane shortly.

IV. Presentation of the Housing Trust and Housing Committee

Bryan Clancy of the Housing Trust and Barbara Gardner of the Housing Committee were present to discuss their affordable housing proposal that involves an association with Habitat for Humanity.

1. Bryan Clancy started the discussion with a status report on the Trust's Single Family Home Program and its Burnap Road condominium project.
- The Single-family Home Program provides a housing subsidy to an eligible buyer selected by lottery who meets the 80% income level limit to qualify as affordable. The deed has a permanent restriction for resale, and profit is tied to the sale price established by income limits at the time of sale to the next buyer. Barbara Gardner pointed out that the project conforms to the Town's Master Plan of locating affordable housing seamlessly throughout the Town.
 - Also, the Trust is involved with a Burnap Road condominium unit of 800 square feet that was taken by the Town for back taxes and transferred to the Housing Trust. The Trust bid out the rehabilitation and sale responsibility to the HHDC, which was the best of three bids. Bryan

Clancy estimated that the rehabilitation work should be completed by April and would be ready for a midsummer lottery.

2. Housing Trust and Housing Committee proposal. Bryan Clancy explained that the Housing Trust and Housing Committee were requesting \$200,000 to purchase a parcel of land for a possible Habitat for Humanity project.

The plan involves the Trust purchasing the land and donating it to Habitat for Humanity, which would be responsible for the permitting, securing funding, town and state permitting, and construction costs. Habitat for Humanity would also be responsible for selecting the owners who would be involved with the construction of the affordable house or units.

- A potential parcel to purchase was discussed which would enable Habitat for Humanity to build more than one unit but discussions have not been finalized yet.
- According to Barbara Gardner, this project is a real way to involve the entire community in creating affordable housing generating civic pride, engage local companies in providing support and help a designated owner obtain housing. Habitat is responsible for securing project funding after the land is donated. Owners are directly involved in the building of the house or in other community service.
- In a discussion of providing smaller, more dispersed affordable housing, Barbara Gardener said that the Housing Committee has looked at duplex bylaws for new buildings or for converting single-family homes to make extra apartments legal.
- A question was asked if the houses could be guaranteed to go to Holliston residents. Bryan Clancy explained that the program does not allow resident preference unless there are at least two units in a given lottery.
- Asked if there is still a need for a Housing Committee now that we have a Housing Trust, both representatives agreed that Holliston has a long way to go to reach the 10% affordable housing goal and the more people who are involved, the better.

V. New Business

Bobby Blair presented a proposal for \$900 to replace five signs at Town cemeteries. He had consulted the Historical Commission, and he presented an estimate from Star Sign.

- Installation will be carried out by local citizen volunteer work. The information will be complete and historically correct with the assistance of the Historical Commission and Joanne Hulbert.
- CPC members noted that replacing old cemetery signs and repairing historical gravestones were projects identified by the Historical Commission when the CPA was adopted by Holliston. The members indicated that the Commission's view on this proposal would be sought before making a decision.

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

Approved April 9, 2012

Respectfully Submitted,
Susan Woodrow
CPC Administrative Assistant