

Community Preservation Committee

7:30 PM, March 25, 2014

Town Hall, Room 014

MINUTES

The chairman called the meeting to order at 7:35 PM.

Attending: Frank Chamberlain, chair; Chris Bajdek; Warren Chamberlain; Elizabeth Newlands; Michael Pelon; Eva Stahl

Approval of Minutes 2.20.14

Minutes of February 20, 2014 were approved unanimously.

Vote on CPA Proposals for Spring Town Meeting

Northeastern Acquisition

Ann Marie Pilch presented an update to the Open Space Committee proposal. Northeastern's agreement was based on their P&S with a developer and that has not worked out. Extensions, engineering and agreements have been accomplished. The Planning Board met on March 13, continued to March 27, and approval seems likely, pending issues that may take time to be resolved. There should be access from both the Ashland side and the Holliston side, through the development. The Open Space Committee requests an extension on their request for a CPC grant. Negotiations with Northeastern will be reopened. This funding has already been discussed by the CPC, but the sunset provision expires after one year. There were no related issues raised by the Finance Committee.

VOTE Moved: to recommend extension of the appropriation for the purchase of the parcel for another twelve month period.

Approved: 6

Opposed: 0

Housing Trust

The Finance Committee considered the CPC recommendation on extension of the \$250,000 appropriation for Habitat for Humanity. There were questions about the precedent of lifting some of the restrictions to reallocate Town Meeting funds for another purpose: the CPC approval for purchasing land sunsets in May. The Trust is looking at several pieces of town land. Warren Chamberlain reported that the Trust may want to return with new proposals, specific to the new uses they are considering. Frank Chamberlain will meet with the Housing Trust on March 26 and report back to the committee.

VOTE Moved: to extend the availability of funds previously appropriated to the Trust for acquisition of land for an additional twenty-four months.

Approved: 6

Opposed: 0

Frank Chamberlain presented an overview of developments the CPA reserve status as of now. Currently there is a sum of \$205,000 available that wasn't spent for the Burnap Road project, due to accounting changes. With the \$483,000 allocated for community housing projects that are no longer viable, primarily including Andrews School, the amount will be over \$500,000. The act states that CPC must allocate a minimum of 10% to each area. The Committee could have a vote from Town Meeting to reallocate the funds back to community housing, perhaps structuring it to make the funds available for additional housing projects, and retaining the balance into the CPC housing fund for future requests.

Historical Society

The Finance Committee was generally supportive of the Society's proposal. However, there was an emphasis on expanding their focus so that they could request funds for broader purposes than

maintenance. Frank Chamberlain mentioned the possibility of a preservation easement. Discussion centered on whether there would be matching grants, which is recommended. According to Frank Chamberlain, the society is a volunteer organization, non-profit, open to all residents, with the purpose of preserving and protecting artifacts related to Holliston's history. They have a library, documents, and a collection of artifacts. Their programming is available to everyone. Most notable is the annual weeklong education program for Holliston third-grades. The Committee reviewed the DOR Checklist for Community Preservation Fund Allowable Spending Purposes. There was a question of long-term repair vs. common upkeep. The committee suggested that the actual historical value of the property is in line with wider criteria of significance. It is important for repairs to be made in a way that preserves the historical value of the buildings, especially if the Town is looking for a preservation easement. Frank Chamberlain summarized the priorities of the CPC as stabilization, preservation, and updating to code for public access. There are still questions about some of the items on their list. Repair of the roof is critical to stabilization of the building, matching funds may be sought, and tree repair seems important. However, Frank Chamberlain pointed out that garage roof, with asphalt shingles, may not be of the same historical significance as the rest of the property.

VOTE The vote was postponed to the next meeting.

Conservation Commission

The \$17,000 grant to create a management plan for the lake sunsets at the end of this fiscal year. Some has been spent. Mr. Bajdek reported that the Committee had assembled, was engaging stakeholders, and was disseminating a survey. Ms. Newlands spoke of the Lake Resource Revitalization Group, the mussel & sediment testing, and suggested that the lake can be defined as a "great pond," owned by the state. The Committee asked for a sense of when a management plan would be available. Public feedback, gathered by "Survey Monkey" may be returned in March. There was mention of the Watershed Association and the Friends of lake Winthrop.

VOTE **Moved:** to extend for one year the availability of \$17,000 that was allocated to the Lake Winthrop Management Plan

Approved: 6

Opposed: 0

Other Items for Town Meeting

Frank Chamberlain will adjust the fiscal 2013 and fiscal 2014 estimates vs. actual balances. Allocation of state matching funds will be done at Town Meeting

CPA Plan

Discussion of the plan was postponed to a later meeting.

New Business

There was no new business.

The next meeting was scheduled for Thursday April 3, 7:30 at the Town Hall. The CPC Public Hearing will also be held at that time.

Motion to adjourn the meeting was approved unanimously at 9:20 PM.

Respectfully submitted,
Susan Woodrow

Date approved: February 25, 2015