

Community Preservation Committee

7:30 PM, April 3, 2014

Holliston Town Hall, Room 105

MINUTES

The chairman called the meeting to order at 7:40 PM.

Attending: Frank Chamberlain, Chair; Chris Bajdek; Melissa Kasporn; Elizabeth Newlands; Michael Pelon; Eva Stahl

Public Hearing

Frank Chamberlain gave an overview of what the CPA does. He detailed the basics of how the Massachusetts legislature designed the Community Preservation Act to support the kinds of things that communities often have to cut. Holliston established a 1.5% surcharge on local property tax in 2002. It is matched by state funds annually, with up to a 27% return on investment. The Committee is made up of nine representatives from various boards and committees. Anyone in Holliston is free to put in an application under the provisions of the Act. Final decisions are made by Town Meeting. Over the past ten years the CPA has contributed approximately \$5M for worthwhile projects in Town.

Holliston Trails

Robert Weidknecht reported on progress on the Holliston Trails. Due diligence has been passed. Cross Street to Hopping Brook Road to Milford, a two-mile section, creates a ten-mile trail now. Mary Greendale wants to focus on the 1847 eight-arch bridge from Church Street to Lowland Street. A structural engineer is needed to design handrails. Ms. Greendale estimates \$250,000 for repointing and a concrete cap. The estimated cost to buy the remaining section, which would go all the way to Sherborn, is \$1.2M-\$1.6M. Sherborn has bought cleaned up its piece. The Trails Committee is working with a property owner on the west side with parking and access past a vernal pool. East Whitney St. is wet still. North of Whitney is still active railroad. CSX will hire the appraisal company that was used before, and update the appraisal. We will pay for half. Mr. Weidknecht has requested a report before July so that he can apply for PARC grant money. GLM Engineering is donating part of a survey of the Blair Square area from the top of Church St, as part of planning for the park. Ms. Stahl mentioned the parking situation. Ms. Newlands asked about water near Chestnut Street. Mosquito control last fall made a difference in the area. Frank Chamberlain noted that the trail is recreational, historical, and open space. Mr. Weidknecht noted opportunities for affordable housing and septic discharge solutions. Frank Chamberlain would like to look at what can be done to follow up on those uses. The tunnel structure may be included in Massachusetts preservation projects fund, with matching CPC funds. Mary Greendale may write historical grants. The Hopping Brook ramp estimate was high, at \$28,000.

Votes required for CPA Proposals for Spring Town Meeting

Historical Society

Frank Chamberlain noted that the proposals were appropriate, but that the garage, built in the 1930's, was the least historically significant building on the property. Once CPC funds are used, there is the assumption the site will be preserved in perpetuity. Since the CPC cannot fund maintenance, there must be a long-term plan by the Society for the use of the building. Paul Saulnier stated that the Society will take that building out of consideration right now until they decide if they want to commit to preserving it as historic. They will consider imminent needs for building repair and perhaps short-term stabilization. He suggested that a future building could house equipment and have a climate-controlled area to store the artifacts. Frank Chamberlain pointed out that the CPC could fund a barn rehabilitation, on the model of Ashland.

The proposal was considered: \$7,000 to assist with re-shingling and repair of the barn roof (total project cost \$14,360). The Committee had agreed to do the barn roof. Paul Saulnier stated that it is almost done. The barn is used to support the Society's ongoing mission as a function space; \$3,000 to assist with barn preservation work (tree pruning, floor repair and HVAC repair) - tree work makes sense, especially with new roof; \$5,500 for stabilization repairs on the corncrib. This will be strict preservation of an example of vernacular of a type that is no longer built, and is becoming increasingly rare.

Discussion: This proposal falls under the purview of CPA funding. The work will adhere to the standards expected for preservation projects, to maintain and stabilize repair to the greatest possible extent, and use replacement materials and techniques similar to the original. This was also an issue with the Town Hall, where the state preservation architect insisted on eastern white pine. For corncrib, pressure treated lumber doesn't qualify. The

CPC suggests to the Society that they increase the amount requested and do the work within the standards. Mr. Saulnier stated that the prior work has all been done with period correct materials from demolition of old buildings in NH. He has looked into it, and the cost has increased from \$4500 to \$5500. He has considered using stone at the base.

VOTE **Moved:** To approve \$7,000 to assist with re-shingling & repair of the barn roof (total project cost \$14,360).
Approved: 6
Opposed: 0

VOTE **Moved:** To grant \$3,000 to assist with barn preservation work (tree pruning, floor repair, and HVAC repair) plus \$5,500 for stabilization repairs corn crib.
Approved: 6
Opposed: 0

Housing Trust

The proposal was considered: Consider rescinding/revising the vote of March 25, 2014 recommending a twenty-four month extension of the \$200,000 appropriation. It was voted last meeting to extend the funding of \$250,000 for Habitat for humanity project. Finance Committee does not suggest redirecting funds. The Housing trust would like to vote on a revised proposal to recommend approval of new \$200,000 appropriation to support affordable housing initiatives as identified by the Holliston Housing Trust.

VOTE **Moved:** To rescind the vote, from the Meeting on March 25, recommending a twenty-four month extension of the \$200,000 appropriation (\$60,000 from Housing, \$140,000 from Undesignated) approved in May, 2012 for the acquisition of land to be donated for a Habitat for Humanity project in Holliston.
Approved: 6
Opposed: 0

VOTE **Moved:** To revise the proposal to recommend approval of new \$200,000 appropriation to support affordable housing initiatives as identified by the Holliston Housing Trust.
Approved: 6
Opposed: 0

Conservation Commission

The proposal was considered: Consider extending the \$17,000 in funding allocated in 2012 for the Lake Winthrop Management Plan. Ms. Kane mentioned that the survey had been published. Ms. Newlands pointed the importance of managing native species.

VOTE **Moved:** To extend the \$17,000 in funding allocated in 2012 for the Lake Winthrop Management Plan.
Approved: 6
Opposed: 0

Representatives from Planning, Housing Authority and Park Commission were reappointed to the CPC.

This appointment is for a three-year term. Mr. Dumas and Ms. Kaspern will continue on the Committee, and Warren Chamberlain will continue until May 2015. The names are now on file in the Town Clerk's office

CPA Plan

Discussion was postponed.

New Business

There was no new business.

The next meeting will be held after Town Meeting.

Motion to adjourn the meeting was approved unanimously at 9:15 PM.

Respectfully submitted,
Susan Woodrow

Date approved: February 25, 2015