

**TOWN of HOLLISTON**  
**COMMUNITY PRESERVATION COMMITTEE MEETING**

Wednesday, September 11, 2019, 7:30 P.M.

Holliston Town Hall, Room 014

**MEETING MINUTES**

The Chairman convened the meeting at 7:40 P.M.

Attending: Frank Chamberlain (chair), Chris Bajdek, Warren Chamberlain, Thomas Dumas, Melissa Kaspern

Absent: Michael Pelon, Eva Stahl, John Vosburg

Also Present: Bobby Blair, Paul Saulnier, Nancy Lamb, Ann Tobin, PJ Kilkelly, Lixy Carey, Bob Nemet, Mark Frank, Brian McDonald, Terri Stiffler.

**Agenda Items:**

**1. CPA Meeting Schedule for Special Town Meeting**

**a. Set date for Vote and Public Hearing**

The five members of the Committee who are present committed to attend on November 2, 2019, so Frank Chamberlain will post the Public Meeting for that date.

**2. Review project recommendations for Special Town Meeting**

**a. Fire Alarm Upgrade – (Historical Society)**

- Nancy Lamb mentioned the success of the climate-controlled space at the Historical Society Building, for storing the clothing collection. She passed out the Five Year Capital Project Plan, and explained the mission of the Historical Society.
- Ms. Lamb detailed the problems with the current, outdated fire alarms, and described the benefits of the new system in the house and the barn. Paul Saulnier summarized the three proposals and the reason for selecting the mid-level bid from Tom Chapman, a local contractor recommended by the Fire Chief. Mr. Saulnier stated that the repairs would have to be started immediately for safety reasons. This would be a project that assures preservation.
- Frank Chamberlain mentioned the need for a preservation easement on the property and perhaps on the collections.
- Ms. Lamb summarized the proposal that has been submitted for a new grease hood. Mr. Saulnier noted that the work had been started already, paid by the

Society, since it was a safety issue. The Society is asking for a \$10,000 contribution toward the \$15,000 cost. He stated that this might be considered an assurance of preservation of the barn.

**b. Land Acquisition – Thistle Dew Farm (Open Space Committee & Agricultural Committee)**

- This is a proposal from Open Space and Agriculture for Holliston to purchase an APR, Agricultural Preservation Restriction, on the (61a) farm on Highland Street, at the Ashland line. It is located between Waseeka and Warren Woods. Charles Nickerson, the owner, hopes to preserve the land for agricultural use. Mr. Nickerson will keep the buildings on a separate five-acre parcel. Once the grant is finalized, there will be funding from Sudbury Valley Trustees of \$150,000, the State of Massachusetts of \$465, 588, and Outpost Farm will purchase the site for \$290,000, to run it and make it available for passive recreation. They are committed to maintaining the property and keeping it available to the Town.
- The request is for the CPC to approve a commitment of up to \$500,000 in order to have the required paperwork completed. The Open Space Committee considers this a priority. This would be hard to replicate. There are other open space parcels that are contiguous in that area, and Mr. Kilkelly pointed out that the space would be appreciated in the future.
- Frank Chamberlain asked about the Town's status on open space according to the master plan. Ms. Carey said about 20% is protected in perpetuity. Mr. Kilkelly mentioned that there are remaining lots with older owners, and that planning now is important. Chestnut St and Adams streets are two large lots. Warren Chamberlain noted that it is important to identify and preserve high-grade soil.
- There will be a site walk before Town Meeting.

**c. Playing Field Renovations – (Parks and Rec. Dept.)**

- Mark Frank reported on some other contracts being managed by the Parks Department, and stated the reason that this proposal is for renovation rather than maintenance
- Brian McDonald of HYBSA explained the importance of safety considerations for children who are playing baseball and softball. Ms. Kaspern mentioned that some other towns won't play in Holliston, and that it is a liability issue now.
- Mr. Frank explained the satellite view of the new plans. He mentioned the number of interest groups that are considering this.
- He submitted the Master Plan for Holliston Parks, prepared by Beals & Thomas. Ms. Kaspern stated that the Department has been meeting to form a plan for reworking the fields, and Mr. Frank corroborated the importance of that.

- Mr. Frank mentioned the hard work of Bob Nemet, who has put hours into working to keep the fields useable.
- Frank Chamberlain noted that the CPA is not able to fund maintenance, but that redesign is a legitimate use of funds. The Committee will want to see maintenance plan to be sure the Town's investment in renovation is protected.
- Mr. Frank stated that the timing is tricky for the two Stoddard fields, and the Mission Springs and Goodwill fields. By late October, they would need to have the lower scale projects underway -- before Town Meeting. Patoma can wait until after the thaw. The Flagg fields are a maintenance issue, so they are not included in the proposal.
- Mr. Frank spoke of the need to provide regular maintenance to keep the fields in good shape.
- Frank Chamberlain stated that the Committee would need time to absorb the information in the documents submitted at this meeting in order to vote at the next meeting.

### **3. There was discussion of the Parks and Recreation Master Plan.**

### **4. New Business**

There was no new business

### **5. Approval of Minutes**

The minutes of the meeting were read and amended as needed.

MOTION: to approve the minutes of 9/11/19, Frank Chamberlain, Second Ms. Kaspern

VOTE: 5-0-0 to approve.

The next meeting will be October 2, 2019.

Upon unanimous approval, the meeting was adjourned at 9:30.

Respectfully submitted,

Susan Woodrow, Clerk