

COMMUNITY PRESERVATION COMMITTEE MEETING

Wednesday, September 23, 2020 7:30 P.M.

Remote Participation Meeting

MINUTES

The meeting was called to order at 7:35 PM

Frank Chamberlain read the Opening Statement:

Pursuant to the Governor's Order Suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, as well as the Select Board's Emergency Order dated 3/16/2020..... the CPC will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted to the Town's webpage within 24 hours in accordance with the Governor's Emergency Action requirement of keeping the public informed of actions during this meeting. I would ask that all participants remotely attending this meeting please state your name for identification purposes each time you speak throughout the meeting.

Frank Chamberlain will performed a roll call vote for each member:

Responding Present: Frank Chamberlain, Chair: Chris Bajdek: Warren Chamberlain; Thomas Dumas; Melissa Kaspern; Michael Pelon; Eva Stahl; John Vosberg,

Also Present were: Kevin Conley, Ben Sparrell, Inga Daniels for the Blair Square project; James Keast, Town Facilities Manager; Christopher MacLean from Boy Scout Troop 73

OLD BUSINESS

Discussion of Proposals for October Town Meeting

Blair Square improvements.

Kevin Conley, Ben Sparrell, and Inga Daniels were present to inform the committee about the project.

Mr. Conley summarized the vision for Blair Square as a busy town center.

Frank Chamberlain asked what they would like of the CPC, since we haven't received a formal application yet. The request is for \$48,000, with construction plans to bid next spring. Ms. Daniels explained that The \$48,000 is based on a proposal from Beals and Thomas for the design-development phase into the construction documentation. It is taken from the Master Plan which was developed pr- bono by the committee to date. The construction documents will be put out to bid prior to town meeting.

Frank Chamberlain asked for a sense of total cost of project and funding sources. Mr. Conley gave an estimate of \$470-500,000. Most would be the requested from CPC. Other sources will be sought.

Mr. Sparrell stated that the committee is looking for assurances that the CPC would fund most of the project. Ms. Daniels stated that this is a five year process so far. Town input will be afforded through public outreach. She shared the plan on the screen, covered the details, and answered questions from the committee.

Frank Chamberlain asked to have the plan sent so that he can research how aspects of the funding may fall within the purview of the CPC.

The timeline is to have Construction planning for the May town meeting and project completed by September.

Frank Chamberlain requested that the committee submit a formal proposal

Wenakeening Woods Boardwalk – Upper Charles Conservation Trust

Christopher MacLean presented his proposal to build a catwalk to span a wet section. He has been working with Paul Saulnier of the Upper Charles Conservation Trust. He is requesting \$650 for lumber, hardware and protective gear. He shared a photo of the area, and will submit his blueprint. He showed a photo of a similar catwalk that had been done by Drew Dykema and also funded by the CPC. Christopher's catwalk will accommodate bikes. He answered questions from the Committee members. Frank Chamberlain outlined the process to take the proposal through Town Meeting.

Town Hall Windows

James Keast has submitted documents for three projects in the Town Hall and Library. The Town Hall windows are old, worn and historic, with outdated systems. He has a grant for mechanical restoration of the windows covered by the Cares Act. Main floor windows should be functional for ventilation, especially with the current Covid19 need for circulation. The MA historical commission recommended exterior storm panes. The request is for \$150,000 and includes storm panes, trim, repainting and glazing, soffit repair, and interior railings where needed to protect the windows. He shared photos of some areas that require attention. He answered questions from the Committee members. He estimated that maintenance should be long term, with glazing and painting done every ten years or more.

Town Hall Auditorium Floor

Mr Keast shared photos of the "grand hall" floor, the balcony and back stairs. The boards are maple. They are cracked, damaged and loose, with high and low points. The proposal is \$60,000, to repair the damage, refinish the floors and repaint the mezzanine and stairs and while preserving as much as possible. He stated that one expert felt that the floor cannot be repaired, and it may need to be replaced. There was discussion of the complexities of that option, including altering the funding request and the timeline.

Holliston Public Library

This request addresses the front facade of the library, which is degrading quickly and at risk of having stones break off. One piece of molding has already fallen. Water damage and shifting are causing joints to fail. Some patching has been done. Mr Keast estimates that funding for masonry repairs to preserve and stabilize the structure would be \$85,000. Frank Chamberlain suggested exploring with the Selectboard the possibility of a preservation easement on the facade of the building, which is a Carnegie Library.

NEW BUSINESS

There was no new business.

All votes taken during the meeting should be performed through a roll call vote.

APPROVAL OF MINUTES

Motion to accept the minutes of this meeting, as read to the Committee: Ms. Stahl

Second: Mr. Pelon and Warren Chamberlain

VOTE: Approved — Frank Chamberlain, Mr. Bajdek, Warren Chamberlain, Mr. Dumas, Ms. Kaspern, Mr. Pelon, Ms. Stahl, Mr. Vosberg,

The next meeting will be Wednesday, September 30, 2020, following the public meeting.

Upon unanimous approval, the meeting was adjourned at 9:23 PM.

Motion to adjourn: Ms. Kaspern

Second: Mr. Bajdek and Ms. Stahl

VOTE: Approved — Frank Chamberlain, Mr. Bajdek, Warren Chamberlain, Mr. Dumas, Ms. Kaspern, Mr. Pelon, Ms. Stahl, Mr. Vosberg

Respectfully submitted,
Susan Woodrow
Clerk