

COMMUNITY PRESERVATION COMMITTEE MEETING

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

Remote Participation Meeting

MINUTES

The meeting was called to order at 7:37 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 called the roll for each member:

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

Also Present: James Keast, Town Facilities Manager

PUBLIC HEARING

Frank Chamberlain explained the Community Preservation Act, for the benefit of those who might listen to the meeting remotely. It is a smart growth tool to help communities put monies that would otherwise not be available into worthwhile projects. Funded by tax levies and state matching funds, the CPA supports affordable housing, historical preservation and open space projects. The Holliston CPC has preserved over 250 acres of open space and recreational land, backed historic preservation of documents and buildings, and supported the Affordable Housing Trust, Habitat for Humanity and projects like Cutler Heights.

The website is <https://www.townofholliston.us/community-preservation-committee>

Those who have projects are encouraged to contact the Committee to see if help can be provided.

The Committee moved on to the Meeting Agenda at 7:48

OLD BUSINESS

Proposals for October Town Meeting

Motion to move the discussion of the Blair Square project to the end of the agenda:

Mr. Dumas **Second:** Mr. Vosberg

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

Stoddard Park Drainage

The proposal to create a swale to catch the runoff that was washing the sand off the Stoddard Park beach and into the water was previously approved by the CPC, but due to an oversight it did not appear on the spring Town Meeting warrant. This proposal is to reimburse Parks & Recreation for that work, which has already been done. The swale is functioning well, and has allowed them to have money in the budget to put new sand on the beach now.

Motion to reaffirm our vote of \$10,000 support from the CPC General Reserve for the Stoddard Park Drainage purpose stated: Warren Chamberlain

Second: Mr. Vosberg

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

Town Hall Windows

This project was discussed last week.

Frank Chamberlain reviewed the Town Accountant's report of funds currently held by the CPC: \$3.139 million. with \$2.4 M unallocated. He summarized the status of projects that were approved and complete. Thistle Dew Farm is still an active request. He listed other projects that have been completed and may have balances with unexpended funds to return to the CPC.

Motion to expend up to \$150,000 from the Historical Preservation fund for Town Hall window repair and improvements, with a sunset date of twelve months after approval by Town Meeting: Mr. Dumas

Second: Ms. Kaspern

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

Town Hall Auditorium Floor

The request has gone from \$60 to \$100,000. Mr. Keast reported that several contractors determined that the floor cannot be refinished again. The MA Historical Commission will allow the main floor to be replaced, with 2.35 " planking as before, and refinished. This includes the stage and the area around the stairs and kitchen, with subfloor. The stairs are also in bad shape. Mr. Keast has a quote for sanding and refinishing them. He shared the breakdown of costs for individual areas, and recommended doing it all at once. Frank Chamberlain stated that he felt that all the areas could be rolled in together into the category of restoration and would meet the requirements for CPA funding. Mr. Keast stated that he has created a maintenance plan that will keep the floors in good shape for a long time. There was a discussion of whether the revenues from Hall rentals could be put toward the cost of maintenance.

Motion to allocate \$100,000 from the Historic Preservation fund for Town Hall wood floor replacement and refinishing, with a sunset date of twelve months after approval by Town Meeting: Mr. Vosberg

Second: Mr. Bajdek

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

Holliston Public Library Facade

There could be no vote on this proposal due to an agenda deadline. The Committee is in favor of the project and hopes to pass the funding. The date of Town Meeting is postponed to December, and if the Selectboard re-opens the warrant, the committee will approve this in a future meeting.

Wenakeening Woods Boardwalk – Christopher MacLean / Upper Charles Conservation Trust
The Committee has discussed this with the applicant. It is his Eagle Scout project.

Motion to grant \$650 from the General Reserve fund for the Wenakeening Woods Boardwalk proposal, with a sunset of twelve months after approval by Town Meeting: Mr. Dumas

Second: Mr. Vosberg

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

Blair Square improvements

There were no representatives from the Blair Square Committee present. The CPC expressed some doubts about the project's design, especially truck traffic on Front Street. Questions remain due to the description of the project in meetings and picture files only. Frank Chamberlain pointed out that the application is still incomplete, and seems to request that all the costs be covered by the CPC. There is no breakdown of details. In addition, he felt it may not be wise to use a large amount of CPA funds for an initial feasibility study. In the past, projects that were approved did not happen, and this is a much larger request, and without additional funding sources included. The Committee is of mixed opinion on the project, and hopes to continue reviewing it in the future, when there is a complete application and an opportunity to ask questions.

Motion to decline the request as submitted, with the understanding they can bring back a revised version for future consideration: Mr. Pelon

Second: Warren Chamberlain

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

NEW BUSINESS

The Thistle Dew Farm project sunset date is not on the agenda, but must be considered for status of funds and increase of the sunset date. The Committee will revisit this grant at a future meeting.

APPROVAL OF MINUTES

Motion to accept the minutes of this meeting as read to the Committee: Warren Chamberlain

Second: Mr. Pelon

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

The Committee will meet again if and when the warrant is reopened.

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

Motion to adjourn: Mr. Pelon

Second: Mr. Dumas

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

Respectfully submitted,

Susan Woodrow
Clerk