

COMMUNITY PRESERVATION COMMITTEE MEETING

Wednesday, October 21, 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 called the roll for each member:

Responding Present: Frank Chamberlain, Chair; Chris Bajdek; Thomas Dumas; Michael Pelon; John Vosberg.

Absent: Melissa Kaspern; Eva Stahl

Also Present: Warren Chamberlain (not yet sworn in); James Keast, Town Facilities Manager; Ben Sparrell, Select Board; Kevin Conley, Blair Square Committee

OLD BUSINESS

Proposals for October Town Meeting

Holliston Public Library Facade

Mr. Keast shared images of degraded stonework on the front facade of the Library due to water damage. Tipping, splitting, and falling stones must be repaired to preserve the front of the building. The funding request is for \$85,000 to do the necessary work and prevent more significant failure. The report is available, and Mr. Keast will share it with Frank Chamberlain for the CPC files

MOTION to allocate 85,000 from the Historical Preservation reserve for the purpose of making repairs to the front facade of the library, with a sunset of twelve months after approval by Town Meeting: Mr. Dumas

SECOND: Mr Pelon

VOTE: Approved —Frank Chamberlain, Mr. Bajdek, Mr. Dumas, Mr. Pelon, Mr.

Vosberg. Warren Chamberlain, not-voting. Ms. Kaspern and Ms. Stahl absent

Mr. Keast reported on the status of other projects underway around the Town Hall.

Blair Square improvements

Mr. Conley reported that the proposal must still be reviewed. In the RFP process, the estimate has gone up from \$48,000 to \$54,000. He stated that the Town Administrator will be involved with Mr. Sparrell and Mr. Conley in completing the documents needed by the Committee. Mr. Conley requested that the CPC consider \$54,000 to fund a proposal they plan to have on Wednesday October 28.

Discussion: There was concern about funding an engineering study that is not sufficiently detailed to be sure of the feasibility and cost limitations of the project. The CPC must understand the benefit of a project before designating town money. There was an objection to being asked to approve a plan at the last minute, especially without specific maintenance and traffic details. Mr. Sparrell stated that the one-way traffic on Front Street is a study that is peripheral to the Blair Square project. The CPC generally does not fund an entire project. There were questions about the type and safety of events on a site so close to Central Street. Mr. Sparrell stated that the Select Board will take this up on Monday. Frank Chamberlain noted that tonight was the last scheduled meeting for the CPC this fall, so it may be difficult to find a quorum for an additional meeting next week.

NEW BUSINESS

Reallocation of funds

Frank Chamberlain reviewed the balances of CPC projects.

Thistle Dew Farm

Proposal #20140 for \$587,330.25, a project approved by Town Meeting last year, was reviewed for the status of funds and to increase the sunset date.

MOTION to recommend to Town Meeting the extension of the sunset date provision on funding for the Nickerson property, Thistle Dew Farm, agricultural restriction approved at the October 2019 Town Meeting: Mr. Dumas

SECOND: Mr. Pelon

VOTE: Approved —Frank Chamberlain, Mr. Bajdek, Mr. Dumas, Mr. Pelon, Mr. Vosberg. Warren Chamberlain, not-voting. Ms. Kaspern and Ms. Stahl absent.

Frank Chamberlain reviewed unexpended CPA funds on completed and expired projects in order to make recommendations regarding reallocation to the various reserves, as follows:

#20137	Lake Winthrop Beach Erosion	5/6/2019	\$40,000
#20138	Blair Square Improvements	5/6/19	\$92,121.98
#20142	Renovate Youth Baseball Fields	10/28/2019	\$32,411
#20129	Eight Arch Bridge	10/30/2017	\$75,746.42
#20133	Stoddard Park	5/7/2018	\$523.75
#20152	Preserve Barn & Corn	5/6/2014	\$3,925.13
#20125	Asa Whiting Porches	5/8/17	\$3,400.00
#20134	Town Clerk Record Preservation	5/7/18	\$5,123.00
#20144	Hist. Society Fire Alarm System	10/28/2019	\$5.00

MOTION to return the listed project balances to source funds, for a total of \$253,251.28: Mr Vosberg

SECOND: Mr Dumas

VOTE: Approved —Frank Chamberlain, Mr. Bajdek, Mr. Dumas, Mr. Pelon, Mr. Vosberg. Warren Chamberlain, not-voting. Ms. Kaspern and Ms. Stahl absent.

CPC Leadership Discussion

Frank Chamberlain requested that the Committee review leadership of the CPC. Action was deferred until there were more members attending.

Re-authorization of CPC Chair

MOTION to re-authorize the CPC chairperson's authority to conduct routine business for projects previously approved: Mr. Dumas

SECOND: Mr. Bajdek

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

APPROVAL OF MINUTES

MOTION to accept the minutes of this meeting as read to the Committee: Mr. Bajdek

SECOND: Mr. Dumas

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

Next Meeting

The committee has been requested to post a meeting for Wednesday October 28,20

Upon unanimous approval, the meeting was adjourned at 8:23 PM.

MOTION to adjourn: Mr. Bajdek

SECOND: Mr. Pelon

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

Respectfully submitted,

Susan Woodrow
Clerk