

**TOWN of HOLLISTON  
COMMUNITY PRESERVATION COMMITTEE MEETING**

Wednesday, February 24, 2022. 7:00 P.M.

Remote Participation Meeting

**APPROVED MINUTES**

**The meeting was called to order at 7:17 P.M.**

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; Melissa Kaspern; Eva Stahl.

**Absent:** Warren Chamberlain; John Vosberg.

**Also present:** [Town of Holliston IT](#), Geoffrey Zeamer; Representing the Blair Square Project: Regan Andreola, Inge Daniels, Kevin Conley; Representing the Parks and Recreation Department, Mark Frank

**Approval Minutes from February 2, 2022 Meeting**

**MOTION to approve the minutes of February 2, 2022:** Ms Kaspern, Second Ms. Stahl.

**VOTE Approved by role call:** Mr. Dumas, aye. Ms. Kaspern aye. Ms. Stahl aye. Frank Chamberlain aye.

**Abstaining:** Mr. Bajdek.

**Action Items**

**Blair Square Project - Blair Square Committee – Continuation of Discussion from February 2, 2022 Meeting**

Frank Chamberlain asked Kevin Conley if he had anything in writing from the Chiefs of Police and Fire affirming they will actively support the project. Mr. Dumas reiterated that and that he

would like to see a concrete written statement from the chiefs themselves, rather than a summary of the meeting. Mr. Conley agreed to provide that, but said that he was waiting for the complete list of questions from the CPC. Mr. Conley asked for the email address of Mr. Dumas, and stated he would send him the correspondence he had with the chiefs.

Ms. Stahl asked about neighborhood support for the project. Ms. Daniels stated that there was a good representation in their meeting with neighbors. Their main concern was parking, and there were requests for native plantings. The Planning Board has noted that noise after dusk should have a permit.

Frank Chamberlain asked if there was an update on funding. Ms. Daniels and Ms. Andreaola replied that several applications for grants have been sent out.

Frank Chamberlain stated that the CPC's Public Hearing and vote will be on March 16, 2022, and that any developments would be incorporated into the recommendation to Town Meeting. The Committee must determine that this is an appropriate use of CPA funds.

Mr. Conley asked if the CPC had decided that the project was a good use of funds. Mr. Chamberlain explained that the money must be supported by community enthusiasm and balanced within the CPA budget. Recreational funding would include the Parks' planning. The Committee will hear from Mr. Frank, of the Parks and Recreation Department, tonight.

Ms. Andreaola said they would plan to address these issues and any other questions by March 16th.

## **Parks and Recreation Discussion of Future Plans**

Mark Frank was present to go over the phases that the Department has developed.

### **Phase One**

The Department has developed a scalable plan for improving Goodwill Park. Mr. Frank noted that proposed upgrades to parking at 9 Green Street would support these improvements.

The \$100,000 funding secured from the State has gone out to bid. Firms have been interviewed and a vendor has been selected. Chemini Architecture is under contract now.

This phase includes:

1. Improvements to the bathrooms and rehabilitation of the pavilion garage where the concerts and camps are held. This will improve public use and increase revenue
2. Increased tennis courts (to have five courts: the highschool regulation)
3. Expanded basketball and newly created pickleball courts.

State money must be spent by August 31, so the engineering plan will be completed for the fall Town Meeting, with a significant request at that point.

Frank Chamberlain asked if there was a ballpark figure for what would be requested. Mr. Frank replied \$750,000, saying that is a very rough estimate. Feasibility and other funding will determine more specifically. The project may need three or four years to complete.

Mr. Bajdek asked about night use of the area. Mr. Frank described the current lighting and stated it would have to be improved. The time is limited by the ordinance of 9pm.

## **Phase Two**

A Master Plan by Beals And Thomas was approved for funding in 2016 by the CPC, but came to fruition in 2019. Since then, the Department has been completing smaller items from the Plan out of their Reserves.

### **Priority One**

- Mr. Frank explained that addressing maintenance issues has been the major challenge, but this year there is a working group of representative central town departments that is considering what is needed. There is now a possibility of having a separate DPW division for grounds, with a foreman and three employees. Mr. Frank stated that the bigger ticket items would need to have that commitment to maintenance in order to be proposed.
- 100k in revenue was lost due to not being able to deliver programs from Spring 20 to 21.
- Frank Chamberlain said this report helps to answer the queries about future planning. He asked about other parks.

### **Priority Two**

The Department will use the same planning process for Stoddard Park, with improvements working through the revolving account for the smaller items. More users during Covid have used the improved docks.

This phase includes:

1. More covered space within the park. The camp brings in revenue now and could make more if the space were developed.
2. Another big diamond. Excavation/maintenance are limited at the High school, where there is a leaching field. The field at Adams will not support the growing population that needs to have space. They are proposing an enlarged baseball diamond at Stoddard.

The request for funding Stoddard would come in the spring of next year.

### **Priority Three**

This is the site at Mission Springs. Since it wouldn't work for Pickleball, they will propose repairs to the basketball court, the parking and fencing. That site would be used for the entire season if there is a large baseball field at Stoddard by then.

Frank Chamberlain outlined the funding that may be coming out of CPA funds from each area, within the available reserves. The State Supplemental Distribution this year is increased, so the money is there for planning.

Ms. Stahl asked to have the master plan made clear to the community. She hopes to be more deliberate in allowing the public to see how CPA funds are distributed. She noted that over the years the CPC has become a major funder of the Parks Department, since they don't have a budget. Mr. Frank responded that the revolving account should create enough profit to be able to plan and improve facilities and services. A separate grounds division in DPW would address the problem and so that the Department could create a surplus to reinvest through programs. Ms. Stahl complimented Mr. Frank for what has been accomplished. Ms. Kaspern suggested making capital requests to the Town. If maintenance and covid are settled, that would alleviate the problem.

Frank Chamberlain stated that the CPC should be helping to create new things, rather than repairing old areas.

Asked about ARPA funds, Mr. Frank detailed the history of how rules have changed. Showing losses directly related to Covid is a condition to making new funds available, and the Department will send last year's applications in, to see if the current conditions will help support the DPW Grounds crew.

He stated that the demand and the quality is exploding right now, which may bring in funds.

Frank Chamberlain thanked Mr. Frank, and stated that open space is an important need that the CPA addresses, but that the committee must distribute our funds equitably.

### **CPC leadership position(s) – Chair and Vice Chair - Elections**

Frank Chamberlain suggested that acting on CPC leadership be deferred until the meeting on the 16th when the roster is complete. The Committee agreed.

### **Update on Current Projects - Community Farm – Kriss Westland**

Kris Westland had reported to Frank Chamberlain that they were not ready to return to report on developments in their research about rest rooms.

## **Approval of Minutes of This Meeting**

**MOTION to approve the minutes of February 25, 2022 as read:** Mr. Bajdek. Second, Ms. Kaspern

**VOTE Approved by role call:** Mr. Bajdek, aye. Mr. Dumas, aye. Ms. Kaspern aye. Ms. Stahl aye. Frank Chamberlain aye.

**MOTION TO ADJOURN:** Ms. Kaspern. Second, Mr. Bajdek.

**VOTE Approved by role call:** Mr. Bajdek, aye. Mr. Dumas, aye. Ms. Kaspern aye. Ms. Stahl aye. Frank Chamberlain aye.

**The meeting was adjourned at 9:14 P.M.**

The next meeting will be on Wednesday, March 16th, at 7:00 P.M. .

Respectfully submitted,  
Susan Woodrow  
Clerk