

TOWN of HOLLISTON
COMMUNITY PRESERVATION COMMITTEE MEETING

Wednesday, April 20, 2022. 7:00 P.M.

Remote Participation Meeting

APPROVED MINUTES

The meeting was called to order at 7:27 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; Warren Chamberlain; Paul Saulnier; Geoffrey Zeamer.

Absent: Thomas Dumas, Melissa Kaspern, Eva Stahl. John Vosberg.

Also present: Town of Holliston IT. Representing the Blair Square Project: Regan Andreola. Representing the Agricultural Committee: Kristine Westland. James Keast, Town Facilities Manager. Ben Sparrell.

Action Items

1. Discussion and vote on revisions to Blair Square project proposal.

The Committee needs to reduce the amount of the appropriation for the Blair Square project from \$585,000 (as voted) to \$568,785, eliminating \$16,725 in proposed sidewalk improvements. Frank Chamberlain was advised by the CPA that the sidewalk could not be allowed within their guidelines

MOTION to recommend appropriation of up to \$ \$568,785 in FY'2023 from the CPA General Reserve for the support of Blair Square Site Improvements as described in the application from the Blair Square Committee dated 1/13/2022, with the understanding that the applicants are actively seeking grant monies and pursuing contributions of cash and services to offset the cost of the project, and that any grant funds or other contributions received will be used to directly offset and reduce the

amount of CPA funds used. Work is to be completed and the appropriation is to expire by the date of the May 2024 Town Meeting:

Mr. Zeamer

Second: Warren Chamberlain.

VOTE Approved by role call: Mr. Bajdek, aye. Warren Chamberlain, aye.

Mr. Saulnier, aye. Mr. Zeamer, aye. Frank Chamberlain, aye.

2. Discussion and vote on revisions to Community Farm project proposal.

Frank Chamberlain introduced modifications needed to the motion of March 15, 2022, due to new information. The proposal we voted to support did not prove feasible within the amount recommended, and the Farm Committee has been exploring other options. He has discussed the use of restrooms in the existing house with the CPA guidelines and is awaiting the answer.

Ms. Westland reported that they have considered a wing on the side of the house that would have external access, and that she got an estimate of \$56,000 for a stand-alone restroom. She agrees to the suggestion of extending the sunset clause in order to work on the other outstanding issues, before the October 2022 Town Meeting.

There was a discussion of how the house may be used.

Mr. Bajdek shared the CPC's matrix of how the CPA designates the use of funds within their four categories. Frank Chamberlain noted that creating restrooms is allowed by the CPA. There was more discussion of the house and how the Committees could approach various possible solutions.

MOTION to extend the appropriation in the original amount of \$55,000 for improvements to the Holliston Community Farm, approved by the Town Meeting of May 10, 2021, for an additional twelve months, though the May 2023 Town meeting: Warren Chamberlain.

Second: Mr. Zeamer

VOTE Approved by role call: Mr. Bajdek, aye. Warren Chamberlain, aye.

Mr. Saulnier, aye. Mr. Zeamer, aye. Frank Chamberlain, aye.

Mr. Keast was present to hear about projects he may be involved in, and he commented on the history of the Town's ownership of the house. He stated his agreement that a small wing on the house might be a solution within code.

3. Discussion of Conservation Restriction for portions of the Rail Trail.

Frank Chamberlain followed up on the CSX right of way running from Cross St. to Hopping Brook, purchased in 2014 with CPA funds. According to the Community Preservation Act, the CPC is supposed to place a Conservation Restriction on all property purchased with CPA funds, including railroad property redeveloped as a rail trail.

The deed for the purchase (which he had attached) restricts the use of the property for anything other than a recreational trail, and the Rail Trail Committee had assumed this was sufficient to cover the CR requirement. Frank Chamberlain is trying to get clarification on this. Travis Ahearn and Karen Sherman agree that it is a good idea to designate the rail trail as permanently protected for open space in perpetuity, to protect the trail. Frank Chamberlain noted that the CPA act requires a CR on the land despite any “rail banking” conditions where federal powers may be applied in future. Mr. Bajdek asked who would be the holders of the CR. Frank Chamberlain said he would find out if it is the Town and who would be the one other party.

Regarding the CPC’s current estimated budget, Frank Chamberlain explained that the CPC kitty has received an estimated \$71,000 in local tax receipts in to apply to each of the three pools of funds.

4. Approval of Minutes of this Meeting

MOTION to approve the minutes of April 20, 2022 as read by the clerk:

Mr. Bajdek

Second: Mr. Saulnier

VOTE Approved by role call: Mr. Bajdek, aye. Warren Chamberlain, aye.
Mr. Saulnier, aye. Mr. Zeamer, aye. Frank Chamberlain, aye.

MOTION TO ADJOURN: Mr. Saulnier

Second: Warren Chamberlain

VOTE Approved by role call: Mr. Bajdek, aye. Warren Chamberlain, aye. Mr. Saulnier, aye. Mr. Zeamer, aye. Frank Chamberlain, aye.

The meeting was adjourned at 8:25 pm.

The next meeting will be held in the summer prior to the Fall Town Meeting.

Respectfully submitted,
Susan Woodrow
Clerk