

**TOWN of HOLLISTON**  
**COMMUNITY PRESERVATION COMMITTEE MEETING**

Wednesday, February 22, 7:00 P.M. Room 105  
Hybrid Meeting

**DRAFT MINUTES**

**The meeting was called to order at 7:06 P.M.**

**Frank Chamberlain read the Opening Statement:**

*Opening Statement:* Pursuant to the Governor's June 16, 2021 Act relative to extending certain COVID-19 measures adopted during the state of emergency suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, the Community Preservation Committee 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 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.

*At this time, a roll call attendance vote will be taken.*

**Frank Chamberlain called the roll for each member**

**Responding Present:** Frank Chamberlain, Chair; Warren Chamberlain; Thomas Dumas (*remote*); Melissa Kaspern (*remote*); Paul Saulnier (*remote*); Allen Rutberg; Eva Stahl (*remote*); Geoffrey Zeamer.

**Absent:** None

**Also present:** Town of Holliston, Holliston IT, Facilities Manager James Keast, Don Chemini of Chemini Design Architects LLC, Parks and Recreation Department Chair Mark Frank, Kristine Westland for the Holliston Community farm.

**Presentation of Spring CPA proposals received**

**Historical Commission – Stabilization/repair of brick tomb at Hopping Brook Cemetery**

Frank Chamberlain has shared the application from the Historical Commission for restoration of the brick tomb in the Hopping Brook (South) Cemetery, believed to contain the remains of Revolutionary War veteran Major Jacob Miller of Holliston.

The Historical Commission is expected to vote to support the proposal at its meeting on March 15, 2023.

Frank Chamberlain researched the story of Major Miller's importance to Holliston. He fought in the Revolutionary War and the French and Indian war, among other local sites. Frank Chamberlain believes this is an appropriate request for CPA funding regardless of who the occupant(s) of the tomb might be, because it is restoring a historic artifact.

Mr. Keast will be the Project manager. He shared slides to explain this proposal. The Tomb is collapsing and is in need of immediate repair. The front facade of the tomb is falling forward and has been temporarily braced with plywood to prevent complete collapse. The top earthen portion of the tomb has also collapsed, and a 2 foot diameter hole has formed in the top allowing the elements, animals and possible nefarious individuals to enter.

Town Meeting has already approved \$500,000 from CPC funds to preserve the historic cemeteries. This is a separate request from that cemetery restoration proposal voted last May, and stems from the fairly recent partial collapse of the tomb roof. Photos were shared.

Mr. Keast has identified a company that has experience in repairing tombs. They are currently reviewing the project and will provide an outline of what needs to be done. Appropriate steps will be taken to do the work in a manner acceptable to the Massachusetts Historic Commission. Mr. Keast estimates \$25,000 would be sufficient.

Mr. Keast reviewed the progress of the current cemetery preservation project. He showed some photos of the state of disrepair of gravestones in these sites. The bid has been submitted and has already had a response. This will probably be a three-year project.

The Commission has identified the sequence of work to be completed based on the overall condition of each Cemetery and prominence within the community: 1.) Central Cemetery, 2.) South (Hopping Brook) Cemetery, 3.) East Holliston Cemetery 4.) West (Gorwin Dr.) Cemetery, 5.) North (Cedar St.) Cemetery.

Mr. Saulnier asked if it could be designated a national historic site. Frank Chamberlain stated that might be a possibility. The Committee had a discussion of what remains may be interred there and of the future of Holliston's research and documentation of historic burials.

### **First Congregational Church – Lighting / Security improvements**

Frank Chamberlain researched the request for CPA funding according to the Coalition's Allowable Project standards. Whether the CPA funds projects that add to the security of historic buildings is a gray area. He provided the Congregational Church with links to the Coalition's page, and offered to work with them if they wanted to meet with us, explaining the potential need for a preservation easement in such a case. The Committee discussed "preservation vs. restoration."

The Church reported that they were withdrawing the request at this time.

### **Further Review – Proposals previously submitted**

#### **Parks and Recreation Department – Goodwill Park improvements**

Mark Frank was present to review the Goodwill Park proposal. He shared plans of the site, putting consideration of the courts aside.

He detailed the addition to the old stone building of an additional 500 s.f. of camp space and large event space.

Mr. Chemini shared illustrations and discussed bringing in prefab restrooms with a tight tank. The existing building would be gutted to provide a timber frame multipurpose room with a cathedral ceiling. All are designed to keep line of sight open.

Mr. Frank explained that the Town needs this extra space to meet the long waiting lists for camps. There was a discussion of the history of the park, and of intergenerational uses of the space.

Mr. Frank stated that the amended request for this work is now for \$1.1 million. They are soliciting funding from various sources around town. The DPW may be able to reclaim existing granite slab stadium seating on the hill by the baseball field. There is a hope that with site work there and maintenance by the DPW department, the space will function better for baseball in town. There is no plan to expand lighting significantly on the fields or tennis courts. The Park hopes to be tied in with the parking lot across the street that Mr. Keast is supervising.

A discussion of the numbers in the funding request will be scheduled for a March 1 meeting. Mr. Chemini stated that he may be able to provide additional cost estimates to Mr. Frank before that meeting. The Committee will vote at the Public Meeting on March 8, 2023.

## **New Business**

### **Approval of annual Community Preservation Coalition dues.**

**MOTION to approve the Community Preservation Coalition Dues of \$2,875:** Mr. Zeamer

Second: Mr. Dumas

**VOTE Approved by roll call:** Frank Chamberlain, aye. Warren Chamberlain, aye.

Mr. Dumas, aye. Ms. Kaspern, aye. Mr. Rutberg, aye. Mr. Saulnier, aye. Ms. Stahl, aye.

Mr. Zeamer, aye

### **Holliston Community Farm.**

Ms. Westland requested an extension for the funding of the pavilion due to other pressing spring projects. The sunset approved at Town Meeting was extended to May 2023. The original plan was for \$55,000, with \$28,000 expended. The kiosk, sign, well and parking area have been completed. The committee will ask Town Meeting to extend that portion of the approval for another twelve months.

The Conservation Restriction for the Community Farm is nearly complete – an update will be provided at the next meeting. Sudbury Valley Trustees are in favor of this, but they are delayed by staffing shortages, and the task of examining the wording, with consideration of houses and conservation restrictions. The Commission is already recognized as grantor by the Town.

## **Outstanding Funds**

Frank Chamberlain explained that Sharon Emerick sent a statement about projects that have passed their sunset date and have funds remaining. The total amounts to about \$62,000. He will create a list, and the Committee will recommend that the next Town Meeting vote to take those funds back.

## **Approval of Minutes**

**MOTION to waive the reading of the February 1, 2023 meeting:** Mr. Saulnier

Second: Mr. Zeamer

**VOTE Approved by roll call:** Frank Chamberlain, aye. Warren Chamberlain, aye. Mr. Dumas, aye. Ms. Kaspern, aye. Mr. Rutberg, aye. Mr. Saulnier, aye. Ms. Stahl, aye. Mr. Zeamer, aye.

**MOTION to approve the minutes of February 1, 2023:** Mr. Rutberg

Second: Ms. Kaspern

**VOTE Approved by roll call:** Frank Chamberlain, aye. Warren Chamberlain, aye. Mr. Dumas, aye. Ms. Kaspern, aye. Mr. Rutberg, aye. Mr. Saulnier, aye. Ms. Stahl, aye. Mr. Zeamer, aye.

**MOTION to approve the minutes of February 22, 2023 as read:** Mr. Rutberg

Second: Mr. Zeamer

**VOTE Approved by roll call:** Frank Chamberlain, aye. Warren Chamberlain, aye. Mr. Dumas, aye. Ms. Kaspern, aye. Mr. Rutberg, aye. Mr. Saulnier, aye. Ms. Stahl, aye. Mr. Zeamer, aye.

**Motion To Adjourn:** Warren Chamberlain

Second: Mr. Zeamer

**VOTE Approved by roll call:** Frank Chamberlain, aye. Warren Chamberlain, aye. Mr. Dumas, aye. Ms. Kaspern, aye. Mr. Rutberg, aye. Mr. Saulnier, aye. Ms. Stahl, aye. Mr. Zeamer, aye.

The Next meeting will be Wednesday March 8, 2023 at 7 P.M. in Room 105.

Respectfully submitted,  
Susan Woodrow, Clerk