

TOWN of HOLLISTON
COMMUNITY PRESERVATION COMMITTEE MEETING

Wednesday, August 30, 2023 7:00 P.M.

Hybrid Meeting

APPROVED MINUTES

The meeting was called to order at 7:05 PM

Frank Chamberlain read the Opening Statement:

Opening Statement: Pursuant to the Governor's June 16, 2021 Act relative to extending certain COVID19 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 was taken.

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

Absent: Wilston Johnson

Also present: Town of Holliston, Holliston IT, Sheila Adams, President of the Historical Society.

Wilston Johnson, a member of the Open Space Committee was appointed by the Select Board as a new member.

Thomas Dumas, is a member of Housing Authorities in Framingham and Holliston, and may have a conflict due to Framingham managing properties in Holliston. Thus, he is resigning from the CPC.

The Committee now has two vacancies: Housing and Planning Board seats.

Mr. Chamberlain will reach out to the chairs of those committees for nominations.

Old Business

Goodwill Park Project update – Mark Frank

Ms. Kaspern reported that Mr. Frank is in Maine and cannot attend. She noted that the concerts moved to Stoddard this summer were popular and will be situated there in the future. Thus, the design of the performance space at Goodwill may be changed some.

Mr. Chamberlain brought up a notification from the town manager of a pending request for a playground at Mayflower Landing.

New Business

Set calendar for fall CPA schedule

Mr. Chamberlain stated that there should be one more meeting at least, including a public hearing. Thursday September 14 was proposed. Mr. Chamberlain will check with the members and publish the date for the public hearing.

Historical Commission requests

Ms. Adams reported updates on projects already funded.

Project: The restoration and cleaning of twelve paintings is almost complete, with eleven finished, and within budget.

Project: The restoration of the two doors is complete, weather tight and looks great.

First request:

Mr. Saulnier presented the request from the Historical Society for assistance repairing and repainting the rear ell of the Asa Whiting House.

Total Project Cost: \$14,000

CPA Funds Requested: \$11,000

Non-CPA Funding Sources: \$3,000

CPA Percent: 78%

The Historical Commission itself paid \$12,000 for repair and repainting the main building, using a local contractor, Mr. Schmidt, whom they felt did excellent work.

Second request: Repair the soffit in the upper portion of the barn.

Total Project Cost: \$4,325

CPA Funds Requested: \$3,325

Non-CPA Funding Sources: \$1,000

CPA Percent: 77%

John Gagnon, a local contractor, proposed to replace the gutter and eliminate the downspout in the front to keep the rain from flooding the parking lot. Mr. Gagnon has done excellent work before, on the porches.

Mr. Saulnier stated that the Historical Society has provided a schedule for project implementation, including a timeline for starting and ending major tasks. They draw from support by Holliston residents who pay dues and volunteer to support the preservation of Holliston's history, its artifacts and the property. The Asa Whiting House is used by residents of Holliston for many events during the year, including 18th century Days for the schools. Mr. Saulnier pointed out that the value of this free service to the Town justifies the costs of maintaining the Building.

The Historical Society property, including the house, is participating in the 300th Anniversary Celebration by hosting two important events, a strawberry festival and a Revolutionary War encampment. Mr. Saulnier pointed out that they will have a \$7,500 rental loss for hosting that weekend.

Mr. Chamberlain reminded the Committee that the CPC needs to finalize the preservation restriction on the property agreed to (in principle) as part of our last funding approval for the Society (the portrait restoration project). Mr. Chamberlain distributed two samples of preservation restrictions as examples for what Holliston is trying to do, concomitant to the funding of the Asa Whiting House. There was a discussion of the issues that might come up as part of designing such a document. Ms. Adams went over items on the sample documents in detail. Mr. Chamberlain noted that there would need to be discussion of the legal issues with Town authorities.

Other new items - None

Approval Minutes from August 30, 2023 Meeting

MOTION to approve the minutes of August 30, 2023 as read: Mr. Saulnier

Second: Mr. Rutberg

VOTE Approved by role call: Mr. Chamberlain aye. Ms. Kaspern aye. Mr. Rutberg aye. Mr. Saulnier aye. Ms. Stahl aye. Mr. Zeamer aye.

MOTION to adjourn: Mr. Zeamer

Second: Mr. Saulnier

VOTE Approved by role call: Mr. Chamberlain aye. Ms. Kaspern aye. Mr. Rutberg aye. Mr. Saulnier aye. Ms. Stahl aye. Mr. Zeamer aye.

The meeting was adjourned at 8:20

The next meeting, with a public hearing, will be September 14, 2023

Respectfully submitted,
Susan Woodrow
Clerk