

Community Preservation Committee
9 Mar 16 Minutes

Members: Chairman Beth Rosenblum, Elizabeth Whitham, Tim Connors, Michaela Eldridge, John Dudley and Cathy Van Lancker

Call to Order: 6:31 pm at Town Hall.

Guests: Paul Wiencek (Historical Commission), Peter Castagnetti (Historical Commission) and Andrea Green (Ashland Downtown Collaborative)

Agenda Item #1: Welcome and Introductions.

Ms. Rosenblum welcomed everyone.

Agenda Item #2: Review/Approve Minutes of 2/2/16

Discussed later.

Agenda Item #3: Continued Public Hearing

1. ARA/Downtown Collaborative Signage Proposal.

Ms. Green stated that the lowest bid for the signs was from Bluebird Graphic Solutions. She stated that Town counsel has reviewed the contract.

Ms. Green stated that the sign company is to do the installation of the signs. She stated that the order of sign placement is to be determined.

Ms. Green stated that 60% of the signs to be installed are on Town property and 40% are on private property (mostly on business properties).

Ms. Green said that Ms. Reynolds, Ashland's Economic Developer will approach the property owners to find out where they would like the signs to go

Mr. Wiencek stated that the Historical Commission has voted to support the historic street name signs.

The signs will say "Historic Street" and have a specific Ashland logo and the name of the street.

Names of streets for signs; Main Street, Front Street, Concord Street, Homer Avenue, Summer Street, Myrtle Street, Pleasant Street, Park Road, Cherry Street.

Mrs. Whitham stated that two (2) members of the Historical Commission did not vote for these signs. She stated that Scenic Road signs have just been put up and because of these new signs, some of the Scenic Road signs will be taken down. She says the Town is too small to have all these different signs. Mrs. Whitham says that the money to be used for these new signs can be spent on other things. (5 Scenic Road signs are to be taken down)

A motion was made by Ms. Van Lancker, seconded by Mr. Dudley, to close the Public Hearing, all in favor, 6-0.

A motion was made by Mr. Dudley, seconded by Ms. Van Lancker, to approve sponsoring a warrant article for the expenditure of \$12,000.00 as requested by the Ashland Downtown Collaborative for the Ashland Downtown Wayfinding Project, with monies to come out of the Historic bucket, all in favor 5-0-1 (Mrs. Whitham)

Agenda Item #4: Review Edits to Proposed CPC Membership Bylaw changes for Town Meeting

Revisions were discussed;

Membership 9-2 Changes to membership – from 7 members to 9 members

Terms of Office 9-3 Town counsel is to draft language regarding term limits

Removal of a Committee Member 9-8 Mr. Dudley stated to specify what is cause for Dereliction of Duty. He says as written this section is too weak. It should go one step further.

Ms. Rosenblum says that additional and stronger language can be recommended to be put in for the update to the Town's Charter.

A motion was made by Ms. Van Lancker, seconded by Mr. Connors, to accept the revised CPC Membership Bylaw changes, all in favor 6-0

Agenda Item #5: Confirm Town Meeting Warrant Articles

Discussed later

Agenda Item #6: Review Town Counsel edits to Housing Trust Grant Agreement

Discussed later

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Agenda Item #7: Status of expiring projects

CPA an extension of the sunset date for the Fields Improvement Project as requested by the school administration and school committee was discussed. There are several projects that are in progress and/or remain to be done. Ms. Rosenblum stated that the school department is asking for a one (1) year extension.

A motion was made by Ms. Van Lancker, seconded by Mr. Dudley, to sponsor a Town Meeting warrant article seeking an extension of one (1) year to complete the remaining projects given to Town Meeting for approval, all in favor, 6-0.

Ms. Eldridge stated that portions of the projects were wasteful and that there was misappropriation of funds.

Ashland Housing Authority Doors, Ms. Eldridge stated that the doors have been put in and completed so an extension is not needed.

Agenda Item #5: Confirm Town Meeting Warrant Articles

Ms. Rosenblum said that the Bond payment articles and annual appropriation set aside articles will be included within the Annual Consent Article on the Warrant.

CPC will sponsor five (5) additional spending Articles for Town Meeting

A motion was made by Mr. Dudley, seconded by Ms. Van Lancker, to sponsor the five (5) CPC Articles for Town Meeting, all in favor, 6-0.

Agenda Item #6: Review Town Counsel edits to Housing Trust Grant Agreement

Ms. Rosenblum met with Town Counsel and the Grant Agreement with the Housing Trust Deed Restrictions were discussed. Town Counsel stated that Deed Restrictions do not remain on an affordable unit once it is sold. Ms. Rosenblum stated that if the affordable unit is purchased with CPA monies then the Deed Restriction needs to remain. Ms. Rosenblum said she contacted DHCD and the CPA Coalition for more information and suggested revisions to the Grant Agreement as suggested by DHCD and the CPA Coalition to ensure that the required Deed Restrictions remain in perpetuity per CPA statute.

Restriction #4 – Ms. Rosenblum stated that the agreement was revised to state that the Trust shall execute only DHCD – approved universal deed riders that ensures the deed restriction is permanent.

Page 2 – 2b – Mr. Connors and Mr. Dudley suggested this section be updated to include: the submitting of Section 2, item b. “update” – HUD 1 Settlement Statement from any purchase or refinance activities and projected spending.

Page 4 – 12. Compliance with Laws – add Committee and take out “Town” (last sentence)

Ms. Rosenblum will send final draft to Town Counsel for approval.

A motion was made by Ms. Van Lancker, seconded by Ms. Eldridge, to accept the Housing Trust Grant Agreement with revisions, all in favor, 6-0.

The Committee agreed to use a similar agreement for all other projects if appropriate.

Agenda Item #8: Historical Commission and Other Committee Updates

Mrs. Whitham mentioned the development of a proposal for the next phase of the Ashland Cemetery Improvements (30 more plots)

Agenda Item #9: Other Business

Gate House Media bill – A motion was made by Mr. Dudley, seconded by Mr. Connors, to approve the payment of the invoice for \$48.96, all in favor 6-0.

Ms. Van Lancker mentioned that the Town has a new Conservation Agent formerly of the Town of Framingham.

Ms. Rosenblum mentioned that BAA Grant monies were available

Ms. Rosenblum stated that she will be going before the Board of Selectmen next week to discuss the Town Meeting Articles and the Bylaw change.

Agenda Item #2: Review/Approve Minutes of 2/2/16

A motion was made by Ms. Eldridge, seconded by Ms. Van Lancker, to approve the minutes as amended, all in favor, 6-0.

Agenda Item #10: Next Meeting:

The next CPC meeting will be on Tuesday, April 5th, 2016, at 7:00 p.m.

The CPC meeting in May will be on Tuesday, May 3rd, at 6:30 p.m.

A motion was made by Mr. Connors, seconded by Ms. Eldridge, to adjourn the meeting at 8:25 p.m., all in favor, 6-0.

Minutes taken and submitted by:
Rosalie Porter, Secretary