

Warren Woods Ad-Hoc Committee Meeting

04/04/2016

Ashland Historical Society

In Attendance: Carl Hakansson, Ed Hart, Michael Herbert, Tricia Kendall, Larry Kniveton, Steve Mitchell, Greg Wands. & Cliff Wilson

Absent: Elizabeth Whitham

Guest: Maeghan Walters

Meeting called to order by Chair Wilson at 6:36 PM

- 1) Review and approval of 03/17/16 meeting minutes. Motion to approve by Ed Hart, 2nd by Carl Hakansson. Vote 7-0-2 (1 absent, 1 late to meeting).
- 2) Review of 466 Chestnut Street area map. Town to receive house and lot in approx. 2 weeks. Sewer line to be disconnected during development site work thru approx. October. Suggestion to create master map to include all properties under Adhoc Committee discussions. Ed hart to create and provide for next meeting. (466 Chestnut Street map part of meeting minutes reference)
- 3) Discussion of Warren Woods plans created by the Land Stewardship Committee, specifically the development of an educational center. Discussion to expand and include the addition of 22 Eliot Street and the Warren Center property. Future field trip to 22 Eliot Street and Warren Center barn was discussed. A motion by Steve Mitchell to add an addendum to the Land Stewardship Report, Section 10, to add the additional properties was made. Second by Ed Hart. Vote 8-0-1. Carl Hakansson will provide addendum for review at next meeting. The Land Stewardship Report is included as meeting minutes reference.
- 4) Discussion on 22 Eliot Street property. Ed Hart provided an update regarding lead mitigation requirements. If adult usage only, there is no need for mitigation. If children under 6 occupy the building, there are mitigation requirements that need to be met. Discussion on potential

uses for 22 Eliot Street which included a visitors center and a support building for outdoor events. Committee also discussed 2nd floor use with potential for storage and other non-publics space uses. Future field trip to supplement potential use discussion. Ed Hart's lead mitigation notes are included as meeting minutes reference.

- 5) Discussion on Warren Center barn and support buildings. Carl Hakansson, along with Warren Fairbanks, Framingham State University Facilities Direct and Ian Harper, barn restorer, viewed the main barn. The assessments from Mr. harper is that the barn is in rough condition and, depending on potential uses, the cost to restore would be excessive. According to Mr. Harper, there are salvageable components. The silo was described as being "solid". Future field trip to supplement potential use discussion.
- 6) There was no update on status of Valentine Estate and potential for barn relocation to Warren Woods. Michael Herbert is scheduled to meet with the developer and his attorney on 04/11/16. The Adhoc Committee is monitoring the current project review at both Zoning Board of Appeals and Conservation Commission.
- 7) Continued discussion on potential grants. Ed Hart discussed his research for appropriate opportunities. It was recommended that the grant list be sorted by type, purpose, application difficulties, financial difficulties and implications, etc. Ed Hart's grant list are included as meeting minutes reference.
- 8) The following tasks were accepted by Committee members:

Ed Hart to create master map of all properties (Warren Woods, 22 Eliot Street, Warren Center property).

Carl Hakansson to provide addendum to Land Stewardship Report

Michael to meet with Valentine property developer and attorney Attorney Catanzaro.

Larry Kniveton & Steve Mitchell to arrange for a meeting at Waters Farm.

Committee will schedule field trips to 22 Eliot Street and Warren Center barn.

- 9) Next meeting date: May 12, 2016, 6:30 PM, Ashland Historical Society. Potential dates for field trip meeting to be determined.
- 10) Motion to adjourn at 8:25 PM by Steve Mitchell, 2nd by Ed Hart Vote 8-0-1

Next Meeting: May 12, 2016