

1 Members: Chairman Beth Rosenblum, Elizabeth Whitham, Gretchen Bravacos, Joe Rubertone,
2 Dan Shea and Cathy Van Lancker

3
4 Call to Order: 6:33 pm at Town Hall.

5
6 Guests: See Attached List

7
8 **Agenda Item #1: Welcome and Introductions**

9 Ms. Rosenblum welcomed everyone and offered congratulations to new members Gretchen & Joe. Ms.
10 Rosenblum asked potential new member Devin Cashman to introduce himself to the CPC.

11
12 **Agenda Item #2: Review/Approve Minutes of 6/28/16**

13 Not discussed since quorum of members attending 6/28/16 meeting were not present.

14
15 **Agenda Item #3: Discussion with the Historical Commission on Potential Projects**

16 Ms. Winterhalter was before the Committee representing both the Historical Commission and the Federated
17 Church Committee. She was accompanied by members of the Federated Church Building Committee.

18
19 She presented an activities list that the Federated Church contributes to the Town of Ashland and others. She
20 stated that the church is an historic building.

21
22 The Federated Church Committee is asking for CPA monies to repair and replace the granite steps at the
23 front of the church.

24
25 Ms. Rosenblum stated that the church is a private entity. CPA monies are to be used for a community benefit
26 and there is also the issue of separation of Church and State and that lawsuits have been filed for this type of
27 expenditure in other communities.

28
29 It was stated that the Historical Commission has voted in favor of this project.

30
31 Ms. Bravacos asked if the church has done any fund raising for this project.

32
33 Ms. Van Lancker asked if this project is even eligible, and suggested seeking advise from the CPA Coalition.

34
35 Ms. Winterhalter stated that they have received two (2) quotes for the work: Bruno Guerriero Construction -
36 \$5,350.00; Blue Star Masonry - \$4,850.

37
38 Mr. Williams from the Federated Church says they are different from any other church due to their level of
39 community programs and involvement. They are also doing everything possible to raise money for this
40 project.

41
42 Ms. Bravacos says the church is one of the few historic buildings in Town.

43
44 Mr. Rubertone says he would like to have the CPC support this and try to work this project through the
45 challenges.

46
47 Ms. Van Lancker says she is concerned with the separation of Church & State aspect.

1 Ms. Rosenblum mentioned that the CPC Goals, Guidelines & Project Criteria should be looked at by the
2 Proponent and the application should reflect the CPA Goals.

3
4 Ms. Rosenblum said the Federated Church Committee should submit a formal application with all backup
5 material including the three (3) required quotes which will be heard at a Public Hearing on September 6,
6 2016. They are to define how this project fits the CPA guidelines.

7
8 It was stated that the church is ADA accessible and does have an elevator.

9
10 Mr. Castignetti of the Historical Commission was before the CPC to ask for monies to restore a historic sign
11 at Fruit & Eliot Streets.

12 The sign will read "Holliston" with an arrow pointing to the direction, and will sit atop an existing granite
13 post. The sign is on Town of Ashland property.

14
15 Mancini Signs will fabricate a new sign. Mr. Castignetti is asking for \$325.00

16
17 Ms. Rosenblum says that CPA monies are not meant to be spent on signage, however, the CPC has done so
18 in the past and set precedent. Ms. Rosenblum mentioned that 5% of monies received goes into an
19 Administrative fund account, and that the CPC can determine how those monies are spent and this project
20 could be considered.

21
22 A motion was made by Ms. Van Lancker, seconded by Mrs. Whitham, to approve the \$325.00
23 restoration/replacement of the historic sign at Fruit & Eliot Streets, to be placed on the existing historic
24 granite post, with monies coming for the Administrative fund, all in favor, 6-0.

25
26 Ms. Rosenblum will inform the town accountant of the expenditure in order to sign off on the invoice when
27 it is received.

28
29 **Agenda Item #4: Housing Trust Grant Agreement Update**

30 Ms. Rosenblum mentioned that at the last CPC meeting there was a discussion on the Grant Agreement.

31
32 The Housing Trust has until August 15, 2016, to sign the Grant Agreement as written.

33
34 Ms. Rosenblum said that Mr. Magnani of the Housing Trust was invited to tonight's CPC meeting but he had
35 another meeting to attend.

36
37 Ms. Rosenblum stated that 10% of the housing stock in each municipality has to be affordable per state
38 requirements. Ashland is at +/-3%.

39
40 Mr. Rubertone says it seems that the Housing Trust may be stone-walling. He says the Housing Trust needs
41 to be partners with the community.

42
43 It was stated that the Housing Production Plan (developed MAPC) is what the Housing Trust should be
44 following.

45
46 **Agenda Item #5: Set Public Hearing Date to accept proposals for Special Town Meeting**

47 Wednesday, September 14th, 6:30 pm was agreed upon.

48
49 **Agenda Item #6: Committee Updates**

1 Not discussed

2
3 **Agenda Item #7 Admin Funds Request**

4 Ms. Rosenblum mentioned the potential purchase of property on Oregon Road for open space. (34 acres).
5 The CPC funded a prior appraisal and it came in at \$170,000.00.

6
7 The parcel is land locked and has limited uses.

8
9 Ms. Rosenblum stated that the family who owns the property felt the appraisal was too low.

10
11 Ms. Rosenblum says they are willing to consider the town also purchasing the house and she is looking for
12 monies to hire an appraiser to set a value.

13
14 A motion was made by Ms. Van Lancker, seconded by Ms. Bravacos, to approve spending up to \$1,250 from
15 the Administrative fund for an appraisal of said property (80 Oregon Road), all in favor, 5-0-1 (Ms.
16 Rosenblum abstained)

17
18 **Agenda Item #8: Other Business**

19 Ms. Rosenblum mentioned scheduling a presentation on an overview of CPA for the new members.

20
21 Ms. Van Lancker mentioned that at the Conservation Commission meeting the culvert at the RTD (Rail
22 Transit District) was discussed and that it was stated that the culvert would fail because of the construction.
23 She stated that an amendment is to made by the contractor for discharge.

24
25 Mr. Shea mentioned getting an update on the Affordable Housing Trust that has a meeting scheduled for
26 tomorrow.

27
28 Motion made by Ms. Van Lancker, seconded by Ms. Bravacos, to adjourn the meeting at 8:50 p.m., all in
29 favor 6-0.

30
31 Minutes taken and submitted by:
32 Rosalie Porter, Secretary