

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

Call to Order: 6:32 pm at Town Hall.

Guests: Cynthia Winterhalter, Henry Carlson and Guy Williams (all representing the Ashland Federated Church)

Agenda Item #1: Welcome and Introductions

Ms. Rosenblum welcomed everyone.

Agenda Item #2: Review/Approve Minutes of 5/3/16, 6/28/16 and 8/2/16.

A motion was made by Mr. Connors, seconded by Ms. Van Lancker, to approve the minutes of 5/3/16, all in favor, 4-0.

A motion was made by Mr. Connors, seconded by Mr. Shea, to approve the minutes of 6/28/16, all in favor, 4-0.

A motion was made by Ms. Bravacos, seconded by Mrs. Whitham, to approve the minutes of 8/2/16 as amended, all in favor, 6-0.

Agenda Item #3: CPA presentation

Ms. Rosenblum stated that she had asked the CPA Coalition to come to a CPC meeting to do a training session. Unfortunately, the Assistant Director of the coalition is leaving and because of that, Stuart Saginor, Executive Director of the coalition is not going to be able to come. He sent a link to a training session he had done for the Town of Arlington (CPC members agreed to view the presentation on their own).

Agenda Item #4: 6:45 pm: Public hearing to accept proposals for fall Town Meeting

Ms. Rosenblum read the Public Hearing notice

Proposal #1: Restoration/Repointing of granite foundation and steps of the Federated Church building.

Submitted By: Henry W. Carlson, Federated Church of Ashland

Purpose: Historic

Description: Remove loose mortar, inspect water leaking into wood foundation, repoint all openings with fresh mortar.

CPC Funds Requested: \$5,000.00

Ms. Winterhalter stated that three (3) bid proposals have been received and a church group (Theta Phi Delta) had committed to a \$1,000 contribution for the work.

Ms. Rosenblum stated that she had been in contact with the CPA Coalition and Ashland Town Counsel on this. She stated that CPA fully supports church projects providing that each respective Town Counsel also gives their approvals.

Ms. Rosenblum stated that in the Town of Newburyport where Town Counsel lives, they have restored three (3) churches with CPA monies.

Town Counsel has stated that the CPC Committee needs to draft a policy on the funding of historic projects on privately owned properties. The policy is to include a thirty (30) year preservation restriction with automatic renewals, and that meet the Secretary of the Interior Standards for historic preservation work.

Town Council has recommended postponing a vote on any privately owned historic proposal to Spring of 2017 Town Meeting so that the CPC will have time to create such a policy.

Ms. Rosenblum stated that it was likely to be the Historical Commission who will hold the restriction. Town Council is to send models of said restrictions.

Mr. Rubertone stated that by doing this restriction, it locks up the historical protection of the church (the church is listed on the Massachusetts Historical Commission).

Ms. Rosenblum mentioned the Fall 2016 Special Town Meeting Warrant Timetable:

- September 21st, deadline to submit warrant articles
- September 21st to October 26th – Board of Selectmen article presentation
- September 21st to November 23rd – public hearings
- November 14th – warrant posted
- November 28th – Special Town Meeting

Agenda Item #5: CPC Warrant Articles

Ms. Rosenblum reminded the CPC of a previous discussion about a potential article – to rescind the transfer of \$450,000.00 to the Affordable Housing Trust.

Ms. Rosenblum stated that Town Council has been brought up to date regarding the Housing Trust Grant Agreement. Town Council was surprised to learn that the Grant Agreement has not been signed by the Housing Trust Committee.

Mr. Rubertone stated that the warrant article is needed to guarantee the monies be returned.

Mr. Shea wants to have a new Housing Trust Committee formed.

Ms. Bravacos would like to mention the timeline (August 15th 2016) that the Housing Trust had to sign the Grant Agreement at town meeting.

A motion was made by Ms. Van Lancker, seconded by Ms. Bravacos, to sponsor a warrant article seeking to rescind the transfer of monies, \$450,000.00 to the Affordable Housing Trust because the Grant Agreement remains unsigned, all in favor 7-0.

Ms. Rosenblum is to put a place holder for this Warrant Article for the November 28th, 2016 Town Meeting.

Agenda Item #6: Committee Updates

Mrs. Whitham mentioned the Historical Commission's Ghost Walk to be held next Sunday, September 25th. Mrs. Whitham mentioned the Valentine Barn at 133 West Union Street and that it needs to be moved to the property on 22 Eliot Street.

Mr. Rubertone mentioned that there maybe an open space preservation opportunity around the Wauseeka Farm property (it is primarily located in Holliston) that is for sale. There was some discussion on purchasing the property with Holliston for community farming purposes.

Ms. Rosenblum suggested trying to coordinate a meeting with Ashland CPC and Holliston CPC on this.

Agenda Item #7: Other Business

Ms. Rosenblum mentioned that at the last CPC meeting the Committee approved Admin monies to have an appraisal done at an Oregon Road property. The owners of said property appear to have changed their mind and are not interested in selling at this time, Ms. Rosenblum stated.

The next CPC meeting will be on Monday, October 3rd, 2016, at 6:30 pm.

Motion made by Ms. Bravacos, seconded by Ms. Van Lancker, to adjourn the meeting at 8:40 p.m., all in favor 7-0.

Minutes taken and submitted by:
Rosalie Porter, Secretary