



Community Preservation Committee  
February 7, 2017

1 Members Present: Beth Rosenblum (Chair), Gretchen Bravacos, Devin Cashman, Cathy Van  
2 Lancker, Elizabeth Whitham, Tim Connors and Joe Rubertone

3  
4 Members Absent: Dan Shea

5  
6 Guests: Peter Castagnetti (Ashland Historical Commission), Wayne Buckley, Guy Williams,  
7 Henry Carlson, Cynthia Winterhalter (Ashland Federated Church). Ed Hart (Ashland  
8 Strategic Planning Committee), Donna Saul (potential new member) and  
9 Carl Hakansson (Board of Selectmen)

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11  
12 Ms. Rosenblum called the meeting to Order: 7:15 p.m. at Town Hall, Lower level Meeting  
13 Rooms

14  
15 **Agenda Item #1: Welcome and Introductions**

16 Ms. Rosenblum welcomed visitors and members.

17  
18 **Agenda Item #2: Summary & Progress of the Strategic Planning Committee with Ed Hart**

19 Mr. Hart stated that the Strategic Planning Committee was established in 2015. A vision  
20 statement has been drafted and the committee is looking for feed back from the town boards and  
21 committees. Mrs. Whitham asked if Ashland's history was included in the statement. Mr.  
22 Rubertone stated that he likes the vision statement; it shows where the town has been and where  
23 it is going. Ms. Rosenblum mentioned arts be considered as part of the statement.

24  
25 **Agenda Item #3: Private Historic Project Funding Request: Ashland Federated Church –**  
26 **proposal update, review and discussion**

27 Ms. Rosenblum mentioned and redistributed the Policy which contains the criteria for review and  
28 approval of CPA funding of "Private" historic projects.

29 Ms. Winterhalter stated that this project submission is in addition to their granite stairs project.

30  
31 Project Submission: Federated Church of Ashland; Project Name: Federated Church Sanctuary –  
32 replace nine (9) windows; CPA Purpose: Historic; Project Cost: \$20,000 to \$25,000.

33 Attached to the submission form are three (3) contractor quotes; letter from Church Council  
34 giving permission to work on the church; letter of support from Ashland Historical Commission;  
35 Building Inventory of Massachusetts Historical Commission; list of church activities that  
36 contribute to the town; pictures of the windows.

37 Ms. Rosenblum stated that a summary description is needed.

38 Mr. Carlson stated that Anderson Window is the one they are looking at. It is made of a  
39 composite material.

40 Ms. Rosenblum asked the age of the existing windows. It was stated around the 1960's.

41 Mr. Connors asked about installation prices. He mentioned JB Sash Company. He also  
42 mentioned United Home Experts here in Ashland.



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1 Additional documentation to justify the replacement of the stairs and the windows is needed.  
2 Ms. Rosenblum suggested combining the stairs and windows into one package proposal. The  
3 whole package will be scanned by the applicant and sent to Ms. Rosenblum prior to the next  
4 CPC meeting for distribution.

5 The CPC reiterated that the application must follow the guidelines outlined in the Policy and  
6 identified which additional information must be submitted with the final application.

7  
8 **Agenda Item #4: Historical Commission: Project proposal** – Cynthia Winterhalter and Peter  
9 Castagnetti

10 Mr. Castagnetti spoke about the replacement of the historic sign (paid for with CPA Admin  
11 monies) that was put up by Mancini Signs at Fruit and Eliot Streets directing people to Holliston.  
12

13 Project Submission: Ashland Historical Commission; Project Name: Further restoration of  
14 gravestones in the Ashland Cemetery, rear 118 Main Street; COPA Purpose: Historic; Project  
15 Cost: \$11,000.

16 Attached to the submission is an estimate from Gravestone Services of New England (50 more  
17 stones after July 1, 2017); Form E. Burial Ground, Massachusetts Historical Commission;  
18 pictures of gravestones from unrestored area.

19 Mr. Rubertone mentioned vandalism on the gravestones and suggested that a security camera or  
20 motion lights be put on the back of the church.

21 The Historical Commission needs to take a vote to support this proposal.

22 A letter or email is to be sent to the Town Manager requesting continued work to be done on the  
23 cemetery.  
24

25 **Agenda Item #5: Review/Approve Minutes of 1/3/17**

26 The CPC reviewed the draft minutes. Upon motion by Ms. Bravacos, seconded by Ms. Van  
27 Lancker, the CPC voted (5-0-2 Tim Connors and Joe Rubertone) to approve the minutes as  
28 written.  
29

30 **Agenda Item #6: Sign Invoice from CPA Coalition**

31 Upon motion by Ms. Van Lancker, seconded by Ms. Bravacos, the CPC voted (7-0) to sign the  
32 CPA Coalition dues invoice.  
33

34 **Agenda Item #7: Status of website updates; social media ideas**

35 Ms. Rosenblum stated that she has received no response regarding emails sent regarding setting  
36 her up with administrative access to the Town's website. Instead, she sent a request to update the  
37 webpage to Mr. Carpenter which was quickly completed.  
38

39 The CPC would like to pursue Mr. Shea's idea of adding a CPA project data layer to the GIS  
40 mapping system. Ms. Rosenblum will speak to the town engineer (Rajitha Purimelta) on this.  
41

42 **Agenda Item #8: Volunteer Breakfast and Public Records Law Training**



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1 The volunteer breakfast is on February 25<sup>th</sup> and the public records law training is on February  
2 16<sup>th</sup>. Ms. Rosenblum asked members to RSVP directly to Ms. Susan Robie.

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4 **Agenda Item #9: Report from Joe Rubertone: Town Finance staff meet and Holliston CPC**

5 Mr. Rubertone stated that he had talked to the town's treasurer and accountant regarding the  
6 possibility of paying down some of CPA bonds. The treasurer stated that municipal bonds can  
7 not be prepaid.

8  
9 Mr. Rubertone spoke to the chairman of the Holliston Open Space Committee regarding the  
10 farmland in Holliston with access on South Street in Ashland.

11 The chairman is gathering facts about the property. The purchase of development rights were  
12 discussed. The owner seems willing to have a dialog to preserve the farmland.

13  
14 **Agenda Item #10: Important Dates: March 1st, March 7th and May 3rd**

15 3/1 – submit notice for place holders for town warrant; 3/7 – public hearing; 5/3 – town meeting  
16

17 **Agenda Item #11: Meeting with FinCom**

18 Ms. Rosenblum stated that this did not take place. No date has been set as yet.  
19

20 **Agenda Item #12: Member and Committee Updates**

21 Mrs. Whitham stated that the Historical Commission is trying to add sites to the National  
22 Register of historic places. The sites include Post Office, Ocean House, Stone's Public House  
23 and the Mill buildings.

24  
25 Mrs. Whitham mentioned that the Valentine Estate (133 West Union Street) is in litigation.  
26

27 Mr. Rubertone was congratulated for the Planning Board's decision on the Rail Transit District  
28 project.  
29

30 **Agenda Item #13: Other Business**

- 31 1. Mr. Hakansson stated that he was before the CPC to request Administration funds for the  
32 third Phase of the Telechron Building. A new "Telechron" sign has been installed on the  
33 railroad trackside of the building. The sign was funded privately. Mr. Hakansson is  
34 looking for monies for an electrician to complete wiring to the new sign. An invoice and  
35 a wiring permit will be needed.  
36

37 Upon motion by Ms. Van Lancker, seconded by Ms. Bravacos, the CPC voted (7-0) to  
38 approve up to \$1,500 from Administrative funds (upon receipt of an invoice) to complete  
39 the sign installation project on the Telechron building.  
40



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- 1           2. Donna Saul was re-introduced to the CPC. Ms. Saul has submitted a Talent Bank Form to  
2           join the committee. Ms. Rosenblum said that a vote to recommend Ms. Saul's  
3           appointment by the selectmen to CPC is needed.

4  
5           Upon motion by Ms. Van Lancker, seconded by Mr. Cashman, the CPC voted (7-0) to  
6           recommend Ms. Saul be appointed to the CPC by the Selectmen.

- 7  
8           3. Ms. Rosenblum spoke about the Riverwalk Trail Enhancement Project which the Open  
9           Space and Recreation Committee has been working on for several years and is fully  
10          permitted. Ms. Rosenblum said there is enhanced focus on reinvigorating the downtown  
11          area and it is thought that completion of this trail would assist.

12  
13          Ms. Rosenblum has met with the Town Manager, Assistant Town Manager and Conservation  
14          Agent. The first estimate received for completion of the entire project was \$1.2 million. Ms.  
15          Rosenblum shared potential funding sources. There are two (2) grants that may be applied for,  
16          \$300,000 and \$400,000 and the Town expects to receive some money from the Environmental  
17          Bond Bill sponsored by Senator Spilka.

18  
19          Ms. Rosenblum stated that the Town Manager and the Open Space and Recreation Committee  
20          will be submitting an application for funding for a portion of this project.

21  
22          Upon motion by Ms. Bravacos, seconded by Ms. Van Lancker, the CPC voted (7-0) to adjourn at  
23          9:50 p.m.

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25          Minutes taken and submitted by,  
26          Rosalie Porter, Secretary