

1 Minutes of the Ashland Community Preservation Committee
2 Tuesday March 2, 2021
3 Zoom Online Meeting

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5 In Attendance: Aaron Ladd, Gretchen Bravacos, Cathy Van Lancker, Joe Rubertone, Devin
6 Cashman, Amy Sayed

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8 Guests: Michael Herbert, Beth Reynolds, Jenn Ball, Joel Arbeitman, Roberta Soolman, Carl
9 Hakansson, Mary Gassel

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12 Mr. Ladd called the meeting to order at 7:30.

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14 The first item discussed is listed fourth on the Agenda: the Warren Barn Update. Mr.
15 Herbert began by stating that the Town had received bids of around \$800,000 to rebuild
16 the Warren Barn and that the Town may be looking for CPA funds to complete the project.
17 He stated that the barn was on Town land that is considered the Warren Historic District
18 and that it was purchased by the Town when the Warren Center was sold to Framingham
19 State University. Mr. Herbert further stated that there were still funds in an account
20 dedicated to the Warren District but that the Town may be asking for \$550,000 from CPA
21 funds. He indicated that the \$800,000 estimate was to rebuild a shell of the original
22 structure without heating or plumbing. The original Warren barn had to be torn down
23 because a main supporting beam had collapsed

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25 The Committee discussed what category of CPA funds could be used, suggesting that using
26 funds for historic preservation or restoration may be challenging because the old barn had
27 been torn down. Although this new shell of the old barn is located in the Historic Warren
28 District and the original silo is still standing, there were questions about the ability to use
29 CPA funds.

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31 Mr. Ladd asked how the shell of the barn would be used. He asked Mr. Herbert to provide
32 more detailed plans for the operation of the space. Ms. Ball indicated that they had
33 received a bid of \$1.2-\$1.6 to create a full event space, but they did not pursue that type of
34 proposal any further. Mr. Herbert said that he would return at a future meeting to provide
35 details so that the Committee would have a better understanding of the use and operation
36 of the proposed new barn building. Meanwhile the CPC would attempt to clarify the
37 applicability of using historical funds for this project. Ms. Sayed mentioned that there may
38 be other properties coming on the market that would better meet the requirement of
39 historical preservation. An example she gave was the train station in downtown.

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41 The next item discussed was the Valentine Property Update. Mr. Herbert summarized the
42 history of the purchase: the house and barn with about seven acres were purchased for
43 \$3.5 million, and the project was awarded \$700,000 in CPA funds. \$600,000 was to be for
44 restoration, recreation and open space and \$100,000 was to be used to secure the house
45 and the barn from further damage. Using CPA funds puts restrictions on the property. Mr.
46 Herbert said that the Town had received a proposal for commercial use of the property.

1 The Committee indicated that because CPA funds were used to acquire and secure the
2 property, the property could not be used for commercial endeavors. Mr. Cashman also
3 shared his concern that should the use of this property not be used for recreation and open
4 space, it would put into question the covenant reached with abutting property owners
5 designed to protect their land from development.
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7 The Town Forest Grant Agreement for \$9,900 was confirmed. A review of the CPC budget
8 will be discussed at the April meeting. Ms. Ball promised to give an update on the Mill Pond
9 Park spending to date, as well as plans for the 2021 to complete the project including the
10 south side dock, plantings and work with the DPW.
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12 Ms. Bravacos moved to approve the January 5th minutes. Ms. Sayed seconded the motion.
13 The motion passed by a vote of 6-0-0.
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15 Ms. Van Lancker moved to adjourn the meeting. Ms. Sayed seconded the motion. The
16 motion passed by a vote of 6-0-0. The meeting adjourned at 8:50.
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18 The next meeting is scheduled for April 6th at 7:30.
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