



**TOWN OF WHATELY**  
**Whately, Massachusetts 01093**

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Community Preservation Committee  
Alan Sanderson Jr., Chair

**MINUTES**

**WEDNESDAY, DECEMBER 13, 2023**

**by Zoom**

Present: Alan Sanderson, Doug Coldwell, Judy Markland, Andrew Ostrowski, Donna Wiley.  
Chris Williams, Catherine Wolkowicz

Also present: Paul Bordua, Greater Whately Snowmobile Club

Alan Sanderson called the meeting to order at 5:05 p.m.

The Committee approved minutes as amended from the meeting of November 8, 2023 unanimously.

Regarding this year's update of the Town's CPA plan:

- Historical Commission will finalize any amendments to its priorities at its December meeting.
- Recreation Commission, which has not reviewed its priorities for some time, will meet to discuss an update. Catherine Wolkowicz will complete revisions to the data in the Housing section of the Plan. The Housing Committee has already completed revisions to its priorities, as noted in the November 15 minutes of the CPC.

Alan asked Judy Markland to review the projection of CPA funds available for FY25 (attached). The CPC voted to assume \$200,000 in fy25 revenues and to true up FY25 reserve allocations to adjust for approximate \$12,000 more in fy23 town revenues and state matching funds than expected. Total funds available in FY25 are now conservatively projected to be \$627,512.

The Commission reviewed the following applications:

- Library's request for \$6,500 to seal deteriorated exterior brick. The Commission agreed that this should be defined as maintenance work, which is not eligible for CPA funding. Alan will convey

this preliminary response to Bob Smith, so that the Library can apply for capital funding from the Town if they have not yet done so.

- Historical Commission's request for \$4,400-\$7,250 to restore rotten sills in the yellow barn next to the Center Cemetery, Alan asked whether any other repairs to the barn had been done with screws and steel brackets, rather than mortise-and-tenon joints and wooden pegs. Several members expressed interest in the published articles about the historic significance of the barn.
- Recreation Commission's request for \$22,000 to install new batting cages. Andrew Ostrowski asked about the proposed location. Chris Williams explained that the cages would go between the two fields, which Andrew noted would not require review by the Conservation Commission. Donna Wiley requested a summary budget, so that the CPC can see how projected expenses add up to the total requested. Judy believes that use of CPA funding for artificial turf may not be allowed. She will check and let CPC members know.
- The Town of Whately submitted a placeholder request for \$20,000 to stabilize the Center School in the event that no proposals for purchase are received by the December 13 deadline. Judy reported that two proposals had been submitted.
- The Snowmobile Club's application for \$412.44 was submitted after the application deadline. CPC members expressed thanks to the Snowmobile Club for their work to maintain trails, which are used by hikers and mountain bikers, as well as snowmobilers. They encouraged Paul Bordua to resubmit the application in June for off-cycle funding and to consider a future application for bridge maintenance. He is also interested in requesting funding from the MassTrails program. Donna will send Paul and Pete Westover each other's contact information, in the hope there may be an opportunity to work together. Alan thanked Paul for attending the meeting.

The CPC did not vote on any of the submitted applications, but may do so in January.

The next meeting of the CPC will be held on Wednesday, January 10, at 5:00 p.m. via Zoom.

Alan adjourned the meeting at 6:00 p.m.

## Calculating CPA Funds Available for FY25

Assumes \$200,000 in fy25 revenue

A	B1	B2	B3	B4	C1	C2	D
	funds as of 6/30/23 from CP-2	plus reserve allocations for fy24	+/- adjustments for changes since 7/1/23	equals available funds as of now	fy25 allocations	FY25 adjustments*	total available in fy25
Administrative expenses	\$0	\$9,500	-\$472	\$9,028	\$10,000	-\$9,028	\$10,000
<u>buckets</u>							
Historic preservation	\$274	\$20,200		\$20,474	\$20,000		\$40,474
Open Space & Recreation	\$12,041	\$20,200		\$32,241	\$20,000		\$52,241
Community Housing	\$92,826	\$20,200		\$113,026	\$20,000		\$133,026
Budgeted reserve	\$0	\$119,900		\$119,900	\$130,000	-\$119,900	\$130,000
CPA fund balance	\$137,044			\$137,044		\$134,727	\$271,771
Total non-expense	\$379,229			\$588,841			\$627,512

\*Fy 24 remaining expenses and budgeted reserve rolled into CPA fund balance and the \$5799 added to the fund balance for the higher state match than assumed.