



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

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Community Preservation Committee  
Alan Sanderson Jr., Chair

**MINUTES**

**WEDNESDAY, OCTOBER 9, 2019**

**TOWN HALL**

Present: Alan Sanderson, John Devine, Jonathan Edwards, Judy Markland, Andrew Ostrowski, Donna Wiley, Catherine Wolkowicz

Also present: Tom Litwin; Mark Wamsley, Kestrel Land Trust

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

The minutes of the public hearing and CPC meeting of July 10, 2019 were approved unanimously.

Alan reminded the Committee that the CPC Plan must be reviewed and updated as needed this fall. He asked Jonathan Edwards to ensure that the Recreation Committee reviews their portion of the Plan. John Devine will review and update the data on Agricultural Protection Restrictions (APRs) issued to date in Whately, and Andrew Ostrowski will do the same for Conservation Restrictions (CRs).

Alan invited Mark Wamsley of the Kestrel Land Trust (KLT) to present the proposal for the 120-acre property owned by Charles Dauchy on Chestnut Plain Road (aka "Whately Center Woods") to serve as a permanently restricted conservation and recreation property for the public. The property would be owned by KLT; the Town of Whately would own the conservation restriction. Mark reported that the landowner is in favor of this plan, but is committed to divesting the property through one route or another and is not interested in deeding the property directly to the Town. Scott Jackson, Chair, Whately Conservation Commission, and Margaret Christie have been KLT's primary contacts. KLT has just received a Massachusetts State Conservation Partnership Grant in the amount of \$85,000, which must be matched 1:1 with additional public or private funding.

Mark presented a budget that included a \$170,000 bargain sale transaction with Mr. Dauchy, as well as expenses associated with acquisition, signage and a public parking area. (The property has been appraised at \$260,000.) The budget presented to the State included plug figures of \$95,000 in CPA funding and \$20,500 in private fundraising. CPC members offered a number of comments:

- CPA funding has rarely comprised more than 10% of total costs of APR agreements.
- CPA funding could only be used to fund the Conservation Restriction. (Mark did not know that figure.)
- Town residents may be concerned about removing a large parcel from the property tax rolls and/or giving such a large payment to an individual property owner.
- Several CPC members believe that the potential for private fundraising exceeds \$20,500, based on the experience raising support for the adjacent Casey CR property in 2007-08.

Access to the property could be limited to hikers, cross-country skiers, and snowmobiles; it would be typical and reasonable to bar motorized vehicles, including mountain bikes and ATVs. The Town could choose to provide access to hunters, as is currently the case.

Much of the Committee's discussion focused on concerns raised by Tom Litwin about the impact of increased parking and visitor traffic on his property, which abuts the Dauchy property immediately to the north. Tom is strongly in favor of the proposal from a biological and conservation point of view and currently maintains the property and trails for the small number of Whately residents who use it now, most of whom arrive on foot. Mark Wamsley will discuss alternative trail and access easements with other abutters of the property and will return to the November meeting of the CPC with possible alternate solutions, as well as information about the value of the conservation restriction, a copy of the appraisal, and a detailed parking and trails plan. Alan thanked him for his presentation, and he and Tom Litwin departed.

Catherine Wolkowicz presented the draft reports developed by new Town Accountant Dara LaPlante. She and Judy Markland will work with Dara to correct a few line items and reconcile these reports with previous documentation. The Committee hopes to have in hand by its November meeting a report that includes a statement of unallocated funds as of 6/30/19, including those held in the reserves for community housing and open space, and of project funding already approved at Town Meeting, including the Herlily Field renovation and the multi-year commitment to the Frontier Regional track project. That information, combined with our projection of CPA income for the year from Whately property taxes and a conservative projection of state matching funds, which will be announced around November 15, will be essential for consideration of proposals submitted in December.

The next meeting of the CPC was set for Wednesday, November 13, at 5:00 p.m. in the Town Hall Meeting Room.

The meeting adjourned at 6:30 p.m.

Documents distributed and reviewed:

- Kestrel Land Trust proposal to Massachusetts Conservation Partnership program for Whately Center Woods and supporting maps
- Budget to Actual CPA Funds Summary (10/3/19)
- CPA Trial Balance Statement (7/1/19 – 9/30/19)