



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

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Community Preservation Committee

Alan Sanderson Jr., Chair

**MINUTES**

**WEDNESDAY, JUNE 10, 2020**

**by Zoom and telephone<sup>1</sup>**

Present: Alan Sanderson, Judy Markland, Andrew Ostrowski, Donna Wiley

Absent: Doug Coldwell, Jonathan Edwards, Catherine Wolkowicz

Alan Sanderson called the meeting to order at 5:00 p.m..

Alan thanked Judy Markland for her revised projections of CPA revenue in FY21 (see attached). After some discussion, the CPC voted unanimously to revise its projection from \$170,000 to \$155,000, largely because of uncertainty regarding the likely state match next year.

Judy also talked through the likely allocation of funds to be available for distribution in FY21 (see attached). It appears at this point that we are likely to have over \$260,000 available, not including any interest earned and/or unused administrative expense funds from this year.

Alan reviewed the recommendations to be voted on at Town Meeting, all of which were approved unanimously at the CPC's meeting on March 11. The Committee reaffirmed the following:

- \$60,000 for the Whately Center Woods project, with \$27,000 to come from the Open Space reserve and \$33,000 from the unreserved Fund Balance.
- \$10,000 toward the cost of engaging assistance from FRCOG to update the Open Space and Recreation Plan, from the Open Space reserve.
- \$11,000 for the Ashman APR, from the Open Space reserve.
- \$10,750 for the Sobieski APR, from the Open Space reserve.
- \$13,200 for cemetery stone restoration, from the unreserved Fund Balance.

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<sup>1</sup> Zoom Meeting

<https://us02web.zoom.us/j/6793597883>

Meeting ID: 679 359 7883

Join Zoom Meeting by Telephone:

1-888-788-0099 (US Toll-free)

1-877-853-5247 (US Toll-free)

Alan reported that the Finance Committee is uneasy about its level of participation in discussion of proposals for CPA funding. After consultation with Stuart Saginor of the Community Preservation Coalition, he will speak with Paul Antaya.

The Committee discussed the proposal submitted by the Library for off-cycle consideration. All agreed that handicapped accessibility renovations for the Library are likely to be eligible for CPA funding under the Historic Preservation umbrella, but that the proposal does meet the ‘time-sensitive, urgent’ standards that would warrant a vote at a Special Town Meeting, rather than the Annual Town Meeting. Furthermore, the project budget submitted is not consistent with either of the two budgets submitted on behalf of the proposal (by Jim Ross and Margo Jones respectively), and there is no evidence that any private fundraising has taken place, as has been expected for other major capital projects funded with CPA dollars. Alan will speak with Jim Ross to encourage him to withdraw his proposal and resubmit it in December 2020.

The Historical Commission will discuss the proposal as submitted at its June meeting, so that they may inform Jim of any questions or additional materials needed in order to satisfy the Historic Preservation funding guidelines.

The meeting adjourned at 5:40 p.m.

Documents distributed and reviewed:

- Public Hearing Handout (March 11, 2020)
- Thoughts on FY21 Whately CPA Revenue Projections (June 10, 2020)
- CPA Funds Available (June 10, 2020)

## CPA Funding and Requests

Public Hearing, March 11, 2020

### CPA Funds Available

The Community Preservation Committee (CPC) estimates that FY2021 CPA revenues will be about \$170,000, with half coming from the state match. This \$85,000 match will bring total state match revenues since 2011, the start of the CPA in Whately, to \$820,000.

	<u>available in fy20</u>	<u>FY20 available in fy21</u>	<u>FY21 allocations at April TM</u>	<u>Total available through FY21</u>
Administrative expenses	\$7,200		\$8,500	
<u>buckets</u>				
Historic preservation	0		\$0	\$0
Open Space	\$73,200		\$17,000	\$90,200
Community Housing	\$38,826		\$17,000	\$55,826
<u>Budgeted reserve</u>	\$0		\$84,500	\$84,500
CPA fund balance	\$77,362	\$76,200		\$153,562
Total non-expense	\$189,388	\$76,200	\$119,500	\$384,088
TH debt service			\$43,000	

### CPA Funding Requests

#### Historic Preservation

Cemetery Stone Restoration, \$13,200, requested by the Cemetery Commission

The funds would be used to complete the restoration work in the town's three cemeteries identified as most critical in the Commission's Master Plan.

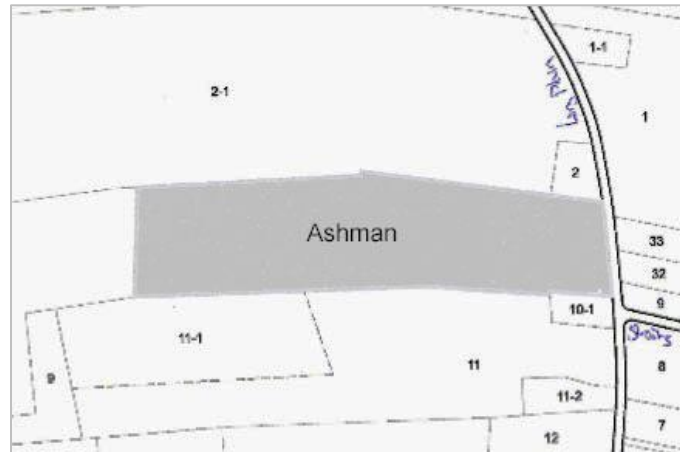
#### Open Space

Open Space Plan Update, \$10,000, requested by the Town of Whately

The funds would be used as partial payment for FRCOG planners to help update the Town's Open Space Plan, which provides guidance for town committees. An update will help with eligibility for grant applications.

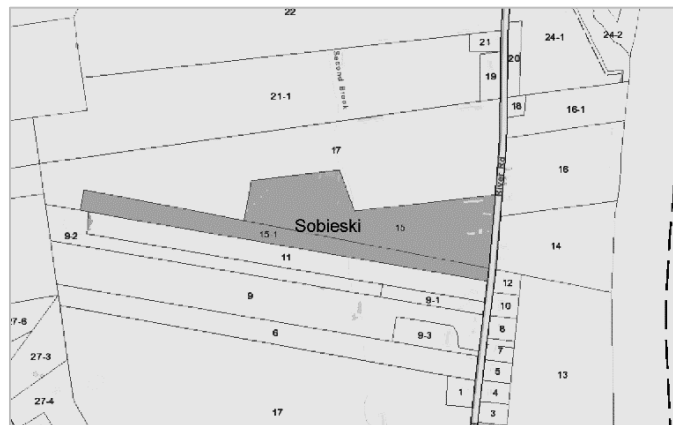
Ashman APR, \$11,000, requested by the Agricultural Commission

This would fund the local share of the purchase of an Agricultural Preservation Restriction on 33 acres on the west side of Long Plain Road, just north of Straits Road. The state will pay the remaining \$209,000 of the total cost of the APR.



Sobieski APR, \$10,750, requested by the Agricultural Commission

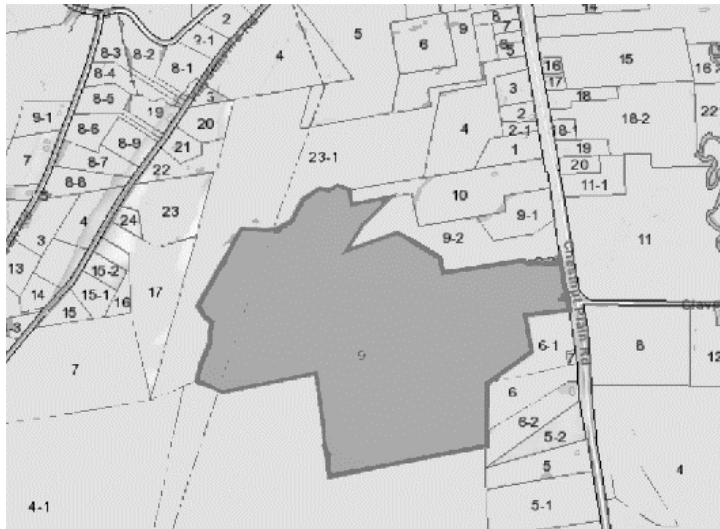
This would fund the local share of the purchase of an Agricultural Preservation Restriction on approximately 20 acres at 239 River Road. The state will pay the remaining \$204,250 of the total cost of the restriction.



### Open Space and Recreation

Whately Center Woods, \$60,000, requested by the Conservation Commission

This would fund part of the purchase of a 120 acre parcel of woodland and trails on Chestnut Plain Road by Kestrel Land Trust, which would place a permanent Conservation Restriction on the property and maintain its trails as a site for recreation. A state grant and private donations will fund the remainder of the \$260,000 purchase price of the property.



The Community Preservation Committee will also recommend allocating the following from FY2021 revenues:

Administrative expenses:	\$8,500
Community Housing bucket:	\$17,000
Open Space bucket:	\$17,000
Budgeted Reserve:	\$84,500
Town Hall debt service:	\$43,000

Community Preservation Committee  
March 11, 2020