



TOWN OF WHATELY
Whately, Massachusetts 01093

Community Preservation Committee

Alan Sanderson Jr., Chair

MINUTES

WEDNESDAY, NOVEMBER 11, 2020

by Zoom and telephone¹

Present: Alan Sanderson, Doug Coldwell, Jonathan Edwards, Judy Markland, Andrew Ostrowski, Donna Wiley

Absent: Catherine Wolkowicz

Alan Sanderson called the meeting to order at 5:15 p.m.

Alan reported that Catherine Wolkowicz has requested a leave of absence from the CPC and the Housing Committee, due to the pandemic-related increase in her workload and the fact that her two sons are schooling from home.

The Committee approved minutes from the meetings of March 25 and June 10 unanimously.

Judy Markland reviewed the most recent projection of CPA Funds Available, which she had distributed by email on November 4 (see attached). Whately property tax revenues have been strong, and it appears that we are likely to receive another 100% match from the state, for total new funding of \$170K+. This means we will have approximately \$250K in available funding, only \$85K of which is designated for specific purposes (approximately \$30K for Open Space and \$54K for Community Housing).

Alan asked for status reports on current grants:

- Jonathan reported that work on the ball fields is complete, although some landscaping had to be done twice because of the drought. The cost was slightly higher than projected, with the overage

¹ Zoom Meeting:

<https://us02web.zoom.us/j/85879627178?pwd=S2JCZjlhWUx1TERFWndBNFptanJmQT09>

Meeting ID: 858 7962 7178

Passcode: 207671 J

Join Zoom Meeting by Telephone: 1-888-788-0099 (US Toll-free)

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

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funded from the Recreation Commission's reserves. The fields will be in use by April 2021, unless the pandemic prevents opening.

- Andrew Ostrowski reported that Kestrel Land Trust will be able to receive its state grant for the Whately Center Woods after completion of the culvert repair, parking area, and signage. Judy noted that boundary discrepancies between the Dauchy property and the Litwins have been resolved via a land swap, which has been approved by the Planning Board.
- Alan has heard from a member of the Ashman family that the APR funding has been distributed.
- Donna Wiley reported that the latest stage of repairs to historic headstones in the cemeteries has not begun, due to the impact of the pandemic on the consultant's availability. That work will be undertaken in 2021.

Alan also asked about likely new proposals. No one on the Committee has heard from the Library about whether they intend to resubmit their proposal for handicapped accessibility. Andrew has not heard of any new APR proposals in the works.

Jonathan Edwards noted that he is beginning to think about necessary rehabilitation to the Tri-Town Beach, a project that will require negotiation with Deerfield about responsibility for that area in the future. The project would ideally include repairs (dredging) to the pond, as well as conversion of the adjacent ten acres into public recreation space. Several Committee members noted the importance of an opinion from the Conservation Commission about whether any of the space would be unavailable for recreational purposes. The Committee agreed that initial rehabilitation work, including dredging, could be eligible for CPA funding. This would not be a proposal for consideration in December 2020, but perhaps at a future date.

The next meeting of the CPC is scheduled for Wednesday, December 9, at 5:00 p.m. Alan will attempt to secure electronic copies of all proposals, to eliminate the need to distribute hard copies to all CPC members overnight, as the application deadline is December 8.

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The meeting adjourned at 6:10 p.m.

Documents distributed and reviewed:

- CPA Funds Available (November 4, 2020)

	<u>as of 7/1</u>	<u>FY21 allocations</u>	<u>Total available in FY21</u>
Administrative expenses		\$7,750	\$7,750
<u>buckets</u>			
Historic preservation	0	\$0	\$0
Open Space	\$14,450	\$15,500	\$29,950
Community Housing	\$38,826	\$15,500	\$54,326
Budgeted reserve	\$0	\$73,250	\$73,250
CPA fund balance	\$91,327		\$91,327
Total non-expense	\$144,603	\$104,250	\$248,853
Debt service		\$43,000	

¹ Assumed \$155,000 in FY21 revenue. With a 100% match for the \$88,000 in FY20 Whately CPA revenues and continued strength in property tax collections here, the actual revenue is likely to be at least \$170,000, with the difference available in FY22.