



TOWN OF WHATELY
Whately, Massachusetts 01093

Community Preservation Committee
Alan Sanderson Jr., Chair

MINUTES

WEDNESDAY, FEBRUARY 8, 2023

by Zoom

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

Absent: Doug Coldwell

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

The Committee approved minutes from the meeting of January 11, 2023 unanimously.

Alan asked Donna Wiley to report on a meeting earlier in the day with the Library Trustees and a mason, Rich Cooper, who has been consulted about the planned restoration work on the Library's front porch and steps. Donna reported that the meeting had consisted of a thorough on-site review of the project. The scope of work will likely include removal of bad patches; removal of the center hand-rail, the base of which is badly installed, which has contributed to damage; resurfacing of the entire porch and steps; and repointing of the low brick walls at either end of the porch. It will involve temporary removal of the wood decking that completes the handicapped accessible ramp. Donna had offered to solicit opinions on the state's historic preservation listserv about whether Universal 1023, the material recommended by Mr. Cooper, is consistent with the Secretary of the Interior's Historic Preservation Standards, and to ask the CPC whether it will consider a revised application that requests more than \$7,500. CPC members agreed unanimously that the Library should be encouraged to revise its request for CPA funding if necessary. Judy Markland will also contact George Dole of Jones Whitsett Architects to ask his opinion about whether the proposed material meets the Secretary's Standards.

Jonathan Edwards reported that the Recreation Commission has completely rethought its proposed solution to the need for irrigation at Herlihy Field. The new plan will consist of a series of drilled points across the fields which will tap the groundwater and provide water to a seasonal irrigation system. Judy asked whether the Conservation Commission had approved the plan and whether the water has been tested for toxicity in view of East Whately's shallow well pollution crisis in the '80s. Alan asked about increased use of Town-supplied electricity. Jonathan promised a complete revised application, including drawings, before the CPC's March meeting.

The CPC agreed that the applications for the tennis courts at Frontier High School and for restoration of a silo at Quonquont are complete.

Judy reported that restoration of the church windows is well underway. The Church's attorney drafted the right-of-first refusal and 20-year preservation requirement documents. Town Counsel has made a few minor amendments, and the agreement should be signed before long. Donna noted that the Town is indebted to the Church for its work in developing what will likely become a template for any future awards for historic preservation to private entities.

Alan thanked Judy for her effort in revising the CPC Plan. He noted the removal of the requirement for a permanent preservation restriction on any privately held building awarded CPA funding for historic preservation.

Judy noted the inclusion of revised open space maps and data, which FRCOG had provided, as well as updated tables regarding income eligibility limits for CPA-funded affordable housing. She proposed removal of one of the Recreation priorities, "Expansion of Herlihy Field to include: new baseball & soccer fields." Jonathan agreed that this priority has been accomplished. With that correction, the 2023 CPA Plan was approved unanimously.

The Committee agreed that the availability of income-based abatements from the CPA property tax surcharge should be advertised broadly. Judy will consult with Town Treasurer Lynn Sibley about whether a notice can be included in an upcoming tax bill mailing, and will also draft an announcement for the next Scoop.

Alan also thanked Judy for drafting the CPC's Annual Report, which was approved unanimously.

The CPC will hold its next meeting on Wednesday, March 8, at 5 p.m. via Zoom.

Alan adjourned the meeting at 5:48 p.m.