



TOWN OF WHATELY
Whately, Massachusetts 01093

Community Preservation Committee
Alan Sanderson Jr., Chair

MINUTES

WEDNESDAY, JANUARY 8, 2020

TOWN HALL

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

Absent: Catherine Wolkowicz

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

The minutes of the CPC meeting of December 13, 2019 were approved unanimously.

Alan reported recent communications with Mark Wamsley of the Kestrel Land Trust (KLT) regarding the Whately Center Woods proposal. The Committee discussed the fact that Wamsley reported that KLT “expects” a donation of 15 acres of contiguous land from Tom Litwin, information that Tom has not confirmed to the CPC. They noted that KLT’s budget includes funds for installation of parking, trail guides, and way-finding signs that could be funded by sources other than CPA funds, including Massachusetts state grants for trails and private gifts. The state grant agreement forwarded by Wamsley confirms the fact that the \$85,000 in matching funds required must be available in cash, and that the bargain sale amount negotiated between Charles Dauchy and KLT is not eligible as a match.

The Committee discussed KLT’s proposal at some length and voted unanimously on a preliminary motion to endorse a conditional grant of \$60,000, dependent on three factors:

- evidence that all abutters have been notified and provided adequate opportunity to express any concerns about and/or support for the project;
- presentation of the timetable for full implementation of the plan, including a target date for public access to the property;
- and a plan to raise the additional \$25,000 needed to meet the conditions of the state grant by June 30, 2020.

Judy Markland will work with Amy Schrader to ensure that all abutters are notified formally of the proposal.

Judy presented an updated statement of CPA Funds Available for FY20 (see attached), noting that Brian Domina has spent considerable time reviewing and correcting the Town's records, and that Dara LaPlante, the Town's new accountant, has been helpful. It now seems unlikely that the funds that were not correctly reported on Whately's 2019 CP-2 form (\$57,903, rather than the \$49,900 reported in December) will be available for spending in FY20. (They will be available in FY21.) Judy proposed that the CPC draw on a combination of the Open Space reserve and the undesignated reserve for the Whately Center Woods project in its final recommendation for a warrant at Annual Town Meeting.

The CPC discussed the other five proposals submitted for FY20 funding. Committee members believe that the two APR requests and the cemetery restoration request could be awarded for FY21 funding without harm to the projects. Judy will relay questions about the two proposals submitted by Brian on behalf of the Town:

- first, the CPC would like a better understanding of the likely timing and outcome of the state grant for partial funding of professional assistance required to update the town's Open Space and Recreation Plan;
- and second, further information about progress with Frontier Regional's plan to improve its track, so that we know when the debt service payments approved in the spring of 2019 should begin.

The next meeting was set for Wednesday, January 22, 5:00 p.m., in the Town Hall Meeting Room.

The meeting adjourned at 6:10 p.m.

Documents distributed and reviewed:

CPA Funds 'Available' – January 2020 Information

CPA Funds Available

	<u>available in fy20</u>	FY20 available in <u>fy21¹</u>	FY21 allocations at <u>April TM²</u>	Total available <u>through FY21</u>
Administrative expenses	\$7,200		\$7,500	
<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		\$85,500	\$85,500
CPA fund balance	\$77,362	\$76,413		\$153,775
Total non-expense	\$189,388	\$76,413	\$119,500	\$385,301
Debt service			\$43,000	

¹ \$57,903 CP-2 unreported plus match over assumptions; any remaining fy20 admin expense money will also be available

² assumes \$170,000 fy21 revenue projection

CPA Funding Requests

	<u>open space</u>	<u>historical pres</u>	<u>recreation</u>	<u>total</u>
Ashman APR	\$11,000			
Sobieski APR	\$10,750			
Whately Center Woods	\$95,000			
Cemetery Restoration		\$13,200		
Open Space Plan	\$10,000			
Frontier Track Improvements			\$8,000	
total	\$126,750	\$13,200	\$8,000	\$147,950