



TOWN OF WHATELY
Whately, Massachusetts 01093

Community Preservation Committee
Alan Sanderson Jr., Chair

MINUTES

WEDNESDAY, JANUARY 22, 2020

TOWN HALL

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

Also present: Monserrat Archbald, Jay Caplan, Flora Chamlin, Richard Chamlin, Margaret Christie, Marie-Hélène Huet, Nicholas Jones, Tom Litwin, Ray Mikolajczuk, George Reynolds, Nancy Sherman, Pete Westover; Domenic Poli, *Greenfield Recorder*; Mark Wamsley, Kestrel Land Trust (KLT)

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

Alan thanked the guests, most of whom are abutters to the Dauchy property, for joining the meeting, and invited Mark Wamsley to describe the Whately Center Woods project. After a wide-ranging group discussion, Wamsley reported that KLT is planning an informational session in the form of a house party on February 27, to be held at 185 Chestnut Plain Road (Becky Jones' house). All abutters and near abutters will be invited; Mark asked that suggestions of others who should be invited be sent to him at KLT.

Montserrat Archbald, speaking on behalf of the Conservation Commission (CC), spoke about the conservation value of the land and its historical usage. The CC is pleased about the proposed arrangement in which the Town will own the conservation restriction, to be monitored by the CC, and KLT will be responsible for maintenance of the property, including trail maintenance. Mark reported that KLT has an active volunteer corps of about 120 members, and will recruit and train additional volunteers from Whately. He also reported that KLT will work with the Town to ensure responsible use of the property and trails, particularly the prohibition against the use of any motorized vehicles other than snowmobiles. Wamsley assured abutters that KLT will determine and install any requested signage (e.g., "no access/private property," "access limited to...") at the entrance to trails that cross private property.

Mark described the proposed parking area, which would have a gravel surface, accommodate 3-5 vehicles, and be located immediately to the left of the entrance of the existing logging road. He is working with Brian Domina to determine whether the Town would make necessary repairs to the culvert on the Town right-of-way. He also reported that he and Tom Litwin have been working to resolve concerns about the proximity of the proposed access path to the trails, which is

adjacent to the Litwin property. An alternative entrance plan would require the use of a boardwalk above wetlands, which would add about \$8,000 to the cost and require approval by the Conservation Commission.

Mark will review closely the conditions of KLT's matching grant from the state to determine the extent to which the conservation of the land and the installation of trails for public use can be implemented as different phases of the project. This would enable the use of other potential funding sources, including the MassTrails program, for design and installation of trails.

Alan thanked the guests, who then departed, for participating in the open discussion about the Whately Center Wood project.

The minutes of the CPC meeting of January 8, 2020 were approved unanimously.

Brian Domina has answered satisfactorily the CPC's questions about the applications he submitted for the Frontier Regional track project and the revision of the Town's Open Space and Recreation Plan. As two members had already left the meeting at that point, those present agreed to defer a vote on the proposals received until the next CPC meeting.

The next meeting was set for Wednesday, February 12, 5:00 p.m., in the Town Hall Meeting Room.

The meeting adjourned at 6:50 p.m.

Documents distributed and reviewed:

- Whately Community Preservation Project History (as of December 31, 2019)
- KLT Draft Budget for Whately Center Woods Project (revised January 21, 2020)