



TOWN OF WHATELY
Whately, Massachusetts 01093

Community Preservation Committee
Alan Sanderson Jr., Chair

MINUTES

WEDNESDAY, FEBRUARY 12, 2020

TOWN HALL

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

Absent: Jonathan Edwards

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

The minutes of the meeting of January 22, 2020 were accepted unanimously.

Alan noted Town Clerk Lynn Sibley's request that the deadline for proposal submission be set during her normal working hours. The Committee agreed that future deadlines will be set at 3:30 p.m. on the second Tuesday of December and June.

The Committee agreed to amend the Whately CPC Plan to include the revised Historic Preservation priorities that were submitted by the Historical Commission in November 2019 and the additional Recreation priority included in the letter of December 9, 2019 from Jonathan Edwards to the CPC that was appended to the Whately Center Woods proposal. Judy Markland will revise the Plan to reflect these changes and post it on the CPC website.

Alan called for discussion and a preliminary vote on the proposals under consideration. The results were as follows:

- Cemetery Stone Restoration: \$13,200, to be drawn from the Fund Balance; approved unanimously
- Ashman APR: \$11,000, to be drawn from the Open Space reserve; approved unanimously
- Sobiewski APR: \$10,750, to be drawn from the Open Space reserve; approved unanimously
- Whately Open Space Place Update: \$10,000, to be drawn from the Open Space reserve; approved unanimously

- Committee members noted that this proposal should ideally be endorsed by the Agricultural, Open Space, and Recreation Committees.
- Doug Coldwell pointed out that this proposal should have been submitted as an Open Space request, rather than Recreation.
- Frontier Regional Track Improvements: \$8,000 for Whately's share of the first annual debt service payment for this project, contingent upon the other towns' approval of their proportionate shares, to be paid from the Fund Balance; approved unanimously.
 - Judy noted that, although the CPC voted to approve a grant for up to \$9,000/year for ten years in 2019, the project has not yet gone to Town Meeting as no funds were requested last year.
 - This proposal should ideally be endorsed by the Recreation Commission.
- Whately Center Woods proposal from the Kestrel Land Trust. Following a substantive discussion, as summarized below, the Committee unanimously reaffirmed the decision made on January 8 to approve \$60,000 for the Whately Center Woods proposal.
 - Alan explained that Scott Jackson, Montserrat Archbald, and Margaret Christie have been meeting with abutters to discuss the proposed project and allay any lingering concerns. Abutters Jay Caplan and Marie-Hélène Huet have written to the CPC to express their full support for the project, as have Town residents Mette Gustavsen and Jonathan Kohrman. Judy reported that abutter Anita Husted is extremely supportive. Alan has walked the property and discussed the plans with abutter Tom Litwin. Andrew Ostrowski reported that Pete Westover will present the plan to use a boardwalk over the wetlands on the east edge of the property as the primary trail entrance to the Conservation Commission at its February 19 meeting. The Committee also reviewed a letter from abutter Ray Mikolajczuk in which he expresses support for the project and requests signage prohibiting public access to his property.
 - Judy also reported that Margaret Christie is taking the lead in developing the invitation list for the fundraising house party to be held at Becky Jones' house on February 27.
 - The Committee noted that this proposal should ideally be endorsed by the Open Space and Recreation Commissions.
- Alan reported that Brian Domina had conveyed a request from the Finance Committee that a CPC member attend a Finance Committee meeting to present this year's CPA project applications. The Committee agreed that this would not be the appropriate procedure, as the CPC's function is to review and approve, as appropriate, funding requests. The CPC does not initiate any requests on its own. Instead, the Committee

agreed to invite Members of the Finance Committee and Selectboard to attend the CPC's public hearing, which will give them the opportunity to pose questions directly to applicants.

The Committee also agreed on the following additional follow-up tasks:

- Alan and Andrew will each alert Scott Jackson that the boardwalk component of the Whately Center Woods proposal should ideally be approved by the Conservation Commission before March 11.
- Donna Wiley will contact Jonathan Edwards and Justin Davis about the endorsements needed by Open Space and Recreation, as detailed above.
- Doug will alert the Agricultural Commission about the endorsement needed for the Open Space Plan Update proposal.
- Judy will notify all applicants about the public hearing Finance and as well as inviting Selectboard members.

The next meeting of the CPC is set for Wednesday, March 4, 5:00 p.m., in the Town Hall meeting room. Alan will invite Mark Wamsley of the Kestrel Land Trust to attend.

The CPC public hearing is set for Wednesday, March 11, 5:00 p.m., in the Town Hall meeting room.

The meeting adjourned at 6:10 p.m.

Document distributed and reviewed:

- CPA Funds Available, including List of Funding Requests (2-12-20)

CPA Funds Available

	<u>available in fy20</u>	FY20 available in <u>fy21</u> ¹	FY21 allocations at <u>April</u> <u>TM</u> ²	Total available <u>through FY21</u>
Administrative expenses <u>buckets</u>	\$7,200		\$7,500	
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	\$76,200		\$153,562
Total non-expense	\$189,388	\$76,200	\$119,500	\$385,088
Debt service			\$43,000	

¹ \$57,903 CP-2 unreported plus \$18,297 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