



TOWN OF WHATELY
Whately, Massachusetts 01093

Community Preservation Committee
Alan Sanderson Jr., Chair

MINUTES

WEDNESDAY, MARCH 4, 2020

TOWN HALL

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

Also present: Montserrat Archbald, Jay Caplan, Margaret Christie, Marie-Hélène Huet, Scott Jackson, Rebecca Jones, George Reynolds, Bob Sobola; Mark Wamsley, Kestrel Land Trust (KLT)

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

Alan invited Mark Wamsley to provide an update about the Whately Center Woods project. Mark distributed an information sheet about the project, which includes an updated map, and described the successful house party held on February 27. Margaret Christie noted that private fundraising is underway, with \$30,200 in pledges from Whately residents thus far. Montserrat Archbald reported that the Conservation Commission approved plans for the two boardwalks at its meeting on March 3. The Con Comm will schedule an information session about the project, to be followed by a walk through the property, on a Saturday in April at Town Hall.

Mark reported that KLT and abutter Tom Litwin have reached an agreement 'in principle' about the plan to shift trail access away from the logging road directly adjacent to Tom's driveway. The Litwins are considering donating approximately four acres at the west edge of their property to KLT, and are also in conversation with Bob Dauchy about purchasing an easement of approximately one acre that will protect the southern edge of the Litwin property. KLT is also in the very early stages of conversation with Bob Casey about possible access to the Casey property.

Mark, Jay Caplan and Marie-Hélène Huet have had productive conversations about the concerns expressed in Jay and Marie's letter of February 27. As part of KLT's typical 'due diligence' process for acquisition of property, they will analyze abandoned materials at the dump site on the Dauchy property (which has not been used since the mid-1980s) to determine whether a formal Department of Environmental Protection (DEP) review is warranted. Marie expressed concerns about the possible impact on wildlife of snowmobile usage, and Bob Sobola reiterated the Snowmobile Club's commitment to responsible usage guidelines. Snowmobile trails will remain as is, with no expansion contemplated. In response to a question from George Reynolds, Mark noted that a survey will provide exact information about property lines, and that trail development will take place over time. Mark also distributed KLT's

standard “Public-Private Trail Decision Tree” and reiterated KLT’s commitment to consult with each abutter about access and signage requirements for their property.

In response to a question from Scott Jackson, Jonathan Edwards expressed his belief that it will be appropriate for Town employees to maintain the culvert on Town frontage at the east edge of the property. Jonathan noted that the Selectboard has not yet discussed and voted upon this question.

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 February 12, 2020 were approved unanimously.

Alan reported that Brian Domina has asked that the proposal to fund debt service for improvements to the Frontier Regional High School track be withdrawn, as that project will not begin in 2020. The CPC voted unanimously to rescind its earlier vote to support the Frontier proposal.

Judy Markland distributed a summary of borrowing for the Town Hall project. After discussion and correction of a few minor details, the CPC voted unanimously to pay down early the principal remaining above \$200,000 (i.e., \$28,130.92).

Alan proposed allocation of \$5,000 from the CPC administrative expense account to help defray KLT’s anticipated expense of c. \$13,000 for the property survey. The CPC voted unanimously in support of this expenditure, which Alan will report to Mark Wamsley.

The Open Space Committee has endorsed both the KLT and Open Space Plan proposals. The Recreation Committee will consider the KLT proposal at its meeting on March 9.

Judy distributed a draft handout for the CPC’s public hearing on March 11. Following discussion, she will develop a final version of the document for use next week.

The public hearing is scheduled for Wednesday, March 11, at 5 p.m., in the Town Hall Meeting Room.

The meeting adjourned at 6:05 p.m.

Documents distributed and reviewed:

- KLT Information Sheet About Whately Center Woods Project
- KLT Public-Private Trail Decision Tree
- Town Hall Borrowing (March 3, 2020)
- Draft Handout for Public Hearing on March 11, 2020

Town Hall Borrowing

| | |
|---|------------------|
| | \$ |
| Principal outstanding as of now | 265,000.00 |
| | \$ |
| Principal payment from this year's \$43,000 | <u>36,869.08</u> |
| | \$ |
| Amount scheduled to be borrowed on 4/17 | 228,130.92 |
| | \$ |
| Unreserved fund balance | 77,362.00 |
| | \$ |
| Whately Center Woods ¹ | 33,000.00 |
| Cemetery stone | \$ |
| restoration ² | <u>13,200.00</u> |
| | \$ |
| Available in unreserved fund balance | 31,162.00 |

¹ Assuming \$27,000 from Open Space and \$33,000 from Fund Balance

² Unlikely to be paid in
FY20