



**TOWN OF WHATELY**  
Whately, Massachusetts 01093

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Community Preservation Committee  
Alan Sanderson Jr., Chair

**MINUTES**

**WEDNESDAY, MARCH 11, 2020**

**TOWN HALL**

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

Absent: Jonathan Edwards

Also present: Montserrat Archbald, Margaret Christie, Scott Jackson, Marianne Simon, Mary Stuart, Darcy Tozier; Mark Wamsley, Kestrel Land Trust (KLT)

Alan Sanderson called the public hearing to order at 5:00 p.m. and led the discussion of all pending grant proposals.

Regarding the Whately Center Woods project, Mark Wamsley reported that he had toured the property with abutters Jay Caplan and Marie-Hélène Huet, who showed him the site of the abandoned dump site. He thinks it will pose no problems in KLT's detailed review. Conversations with Tom Litwin, as well as other abutters, have also progressed well. Whately donors have now committed over \$31,000 for the project, and a donor outside Whately has committed \$12,000, to be matched with an additional \$12,000 in new gifts. KLT is proceeding with the necessary survey, at a cost of \$13,200.

Scott Jackson noted that the Conservation Commission has voted to support the proposal for funding to update the Town's Open Space and Recreation Plan.

The Conservation Commission also supports both proposals for Agricultural Protection Restriction (APR) support.

Donna Wiley reported that the Historical Commission supports the proposal to continue restoration work in the Whately Cemeteries.

Alan noted that the proposal for debt financing of improvements to the track at Frontier Regional High School has been withdrawn. Catherine Wolkowicz reported that the delay stems from availability of the three qualified contractors, and that the work will likely take place in 2021.

There being no further discussion, the public hearing was adjourned at 5:15 p.m.

Alan immediately called the regular meeting of the CPC to order. The minutes of the meeting of March 4, 2020 were approved unanimously.

The following grant proposals were approved unanimously:

- \$60,000 for the Whately Center Woods project, with \$27,000 to come from the Open Space reserve and \$33,000 from the unreserved Fund Balance.
  - The Committee reviewed its decision to provide \$5,000 from its administrative expense account towards the cost of surveying the property, and reaffirmed plans to make this support available to KLT immediately.
- \$10,000 toward the cost of engaging assistance from FRCOG to update the Open Space and Recreation Plan, from the Open Space reserve.
- \$11,000 for the Ashman APR, from the Open Space reserve.
- \$10,750 for the Sobieski APR, from the Open Space reserve.
- \$13,200 for cemetery stone restoration, from the unreserved Fund Balance.

Judy Markland reported that Brian Domina had requested that the CPC consider paying from its administrative expense account the \$550 in fees associated with its recommendation to pay down an additional \$28,130.92 in principal on the Town Hall debt service. The CPC voted unanimously to approve this request

The CPC will hold a public hearing on the additional principal payment for Town Hall at 6:45 p.m., Wednesday, March 25, in Town Offices (4 Sandy Lane).

The meeting adjourned at 5:26 p.m.

Documents distributed and reviewed:

- Public Hearing Handout

## CPA Funding and Requests

Public Hearing, March 11, 2020

### CPA Funds Available

The Community Preservation Committee (CPC) estimates that FY2021 CPA revenues will be about \$170,000, with half coming from the state match. This \$85,000 match will bring total state match revenues since 2011, the start of the CPA in Whately, to \$820,000.

	<u>available in fy20</u>	<u>FY20 available in fy21</u>	<u>FY21 allocations at April TM</u>	<u>Total available through FY21</u>
Administrative expenses	\$7,200		\$8,500	
<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		\$84,500	\$84,500
CPA fund balance	\$77,362	\$76,200		\$153,562
Total non-expense	\$189,388	\$76,200	\$119,500	\$384,088
TH debt service			\$43,000	

### CPA Funding Requests

#### Historic Preservation

Cemetery Stone Restoration, \$13,200, requested by the Cemetery Commission

The funds would be used to complete the restoration work in the town's three cemeteries identified as most critical in the Commission's Master Plan.

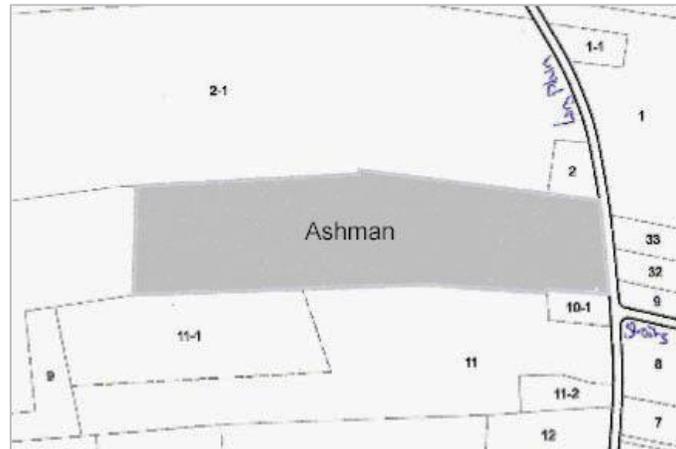
#### Open Space

Open Space Plan Update, \$10,000, requested by the Town of Whately

The funds would be used as partial payment for FRCOG planners to help update the Town's Open Space Plan, which provides guidance for town committees. An update will help with eligibility for grant applications.

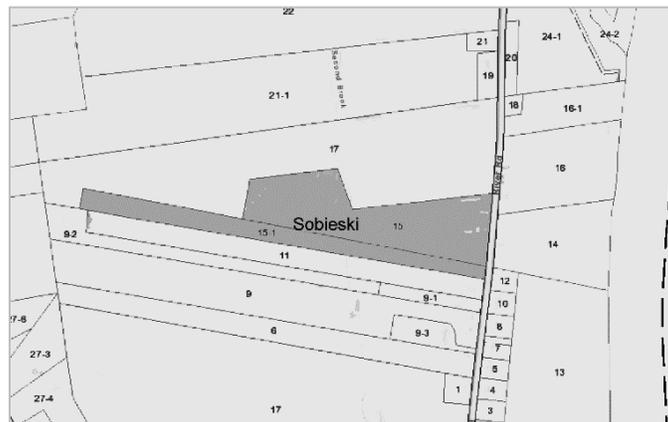
Ashman APR, \$11,000, requested by the Agricultural Commission

This would fund the local share of the purchase of an Agricultural Preservation Restriction on 33 acres on the west side of Long Plain Road, just north of Straits Road. The state will pay the remaining \$209,000 of the total cost of the APR.



Sobieski APR, \$10,750, requested by the Agricultural Commission

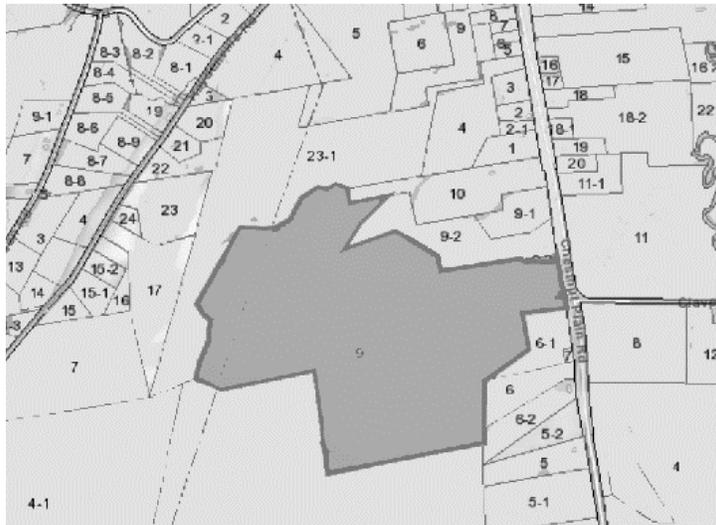
This would fund the local share of the purchase of an Agricultural Preservation Restriction on approximately 20 acres at 239 River Road. The state will pay the remaining \$204,250 of the total cost of the restriction.



### Open Space and Recreation

Whately Center Woods, \$60,000, requested by the Conservation Commission

This would fund part of the purchase of a 120 acre parcel of woodland and trails on Chestnut Plain Road by Kestrel Land Trust, which would place a permanent Conservation Restriction on the property and maintain its trails as a site for recreation. A state grant and private donations will fund the remainder of the \$260,000 purchase price of the property.



The Community Preservation Committee will also recommend allocating the following from FY2021 revenues:

- Administrative expenses: \$8,500
- Community Housing bucket: \$17,000
- Open Space bucket: \$17,000
- Budgeted Reserve: \$84,500
- Town Hall debt service: \$43,000

Community Preservation Committee  
March 11, 2020