



**City of
GREENFIELD, MASSACHUSETTS**

COMMUNITY PRESERVATION COMMITTEE

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • www.greenfield-ma.gov

Members:

Worgaftik, Susan, City Council appointment & Chair (2027)
DuSell, Donna, Recreation Committee Appointee & Vice-Chair (2025)
Drury, Travis, Conservation Commission Appointee (2027)
McIver, Peter, Planning Board Appointee (2025)
Redman, Jack, Housing Authority Appointee (2026)
Rorabacher, Wisty, City Council Appointment (2025)
Shaneyfelt, Garth, Mayoral Appointment (2026)
George, Becky, Mayoral Appointment (2027)
Bolduc, Sarah, Historical Commission Appointee, (2026)

Meeting Minutes for: 01-30-2025

Location: City Hall Meeting Room & Zoom

1. Call to Order: 5:30pm

2. Roll Call of Members:

Members Present

Susan Worgaftik, Donna DuSell, Wisty Rorabacher, Sarah Bolduc, Jack Redman, Becky George ,Travis Drury

Members Absent

Peter McIver
Garth Shaneyfelt

Visitors: Megan McDonough (Housing, Habitat); Anna Bognolo (Library); Noah Grunberg

3. Public Comment:

- No public comments

4. Approval of Minutes

- Given the high number of meetings, the minutes of January 16 were not yet available. They will be reviewed together with the minutes from this January 30 meeting. No vote was made.

5. New Business

◦ **Review of Fiscal Year 2025 Applications**

▪ **Pioneer Valley Habitat for Humanity – Birch Street Project**

- *Presenter: Megan McDonough*
- Megan introduced a new home construction project on Birch Street, where Pioneer Valley Habitat for Humanity has purchased a small, nonconforming lot. The proposed home is currently in the architectural design and pre-development planning phase. With the city's financial commitment, Habitat will be able to advance the project through municipal channels, securing a permanent deed restriction to ensure long-term affordability through a Local Action Unit process.
- This project follows the same process as the successful Petty Plain Road project, which is progressing well. Construction there is expected to wrap up by Spring 2025, at which point Habitat will transition its volunteer workforce to Birch Street.
- During discussion, a concern was raised about debris from a previously demolished structure possibly being left in the foundation. Megan responded that a Phase One Environmental Assessment was conducted before purchase, which did not indicate any contamination risks.
- She was also asked about how proceeds from the home's sale would be used. Megan clarified that sale proceeds go directly toward project funding, as construction costs typically exceed the home's sale price.
- Finally, the committee sought clarification on the listed bedroom count. The application mentioned one or two bedrooms, and Megan confirmed that while a two-bedroom layout is

preferred, the nonconforming nature of the lot may require a one-bedroom design to accommodate space constraints.

- **Noble Home – Gray Water System Proposal**

- *Presenter: Noah Grunberg (Noble Home)*
- Noah presented a proposal for a gray water treatment system which would serve an eventual housing development (20-24 units) off Stone Farm Lane. Unlike a black water system (such as septic), gray water systems are designed to collect water from sinks, showers, and laundry for on-site ecological treatment rather than routing wastewater into the sewer or into a septic tank.
- Gray water facilities reduce reliance on city sewer, as black water (toilet waste) still requires standard treatment. The goal of installing such a system is to reduce overall sewer load and lower risk of Combined Sewer Overflow events, and to promote sustainable water use. Noah hopes that this project could serve as a pilot project for other future gray water initiatives in Massachusetts, noting that MA State regulations currently lag behind those of other states where gray water treatment is already becoming standard practice.
- During discussion, the location of the intended housing development was brought up. Members cited concerns about the nearby hiking trails, priority habitat and historically sensitive land. The committee was assured that all environmental regulations would be followed and that the grey water system was designed to minimize disturbance.
- Several other discussion points were brought up, summarized in brief below:
 - Funding Eligibility & Income Restrictions:
 - CPA funding requires all units to be affordable (at or below 100% of Area Median Income - AMI).
 - Noah initially planned for 50% of units at 80% AMI and 50% at 100% AMI, which complies with CPA rules.
 - Project Timeline:
 - Site Plan Review & Special Permit application in March/April 2025.
 - Construction anticipated to begin in late summer or early fall, with a two-year timeline.
 - Budget & Funding Structure:
 - The full project is estimated at \$3M, funded through private investment and lines of credit.
 - Requested \$18,000 CPA funding would cover engineering, permitting, and design for the gray water system.

- **Greenfield Public Library – Historic Document Preservation Project**

- *Presenter: Anna Bognolo (Library Director)*
- Anna presented a \$10,000 funding request to restore fragile, one-of-a-kind historical materials in the new climate-controlled History Room at the Greenfield Public Library. With the opening of the space, the library has seen an increase in public use of these documents, and many require conservation work due to wear and tear to ensure their long-term preservation. A local roving archivist was brought in to assess the collection and consult on best practices for conservation.
- While not all materials require restoration, Anna noted that the work needed is highly specialized and must be done properly to avoid further deterioration. The Library plans to hire a trained archivist for this project, and Anna expressed interest in potentially partnering with GCC or other area colleges to involve an archivist-in-training. In addition to restoration, archival-grade storage materials, including acid-free boxes and folders, are necessary to properly house delicate documents.
- Several committee members expressed interest in eventual digitization to increase accessibility while reducing handling damage. Anna acknowledged that while digitization is worth exploring, it would require additional funding and planning and may be considered in the future.
- Because the library operates under city government, the committee also discussed the funding and budget structure. Rather than a grant agreement, the CPC and the Library would enter into a Memorandum of Understanding (MOU), which formalizes the funding allocation and outlines reporting requirements.

6. Old Business:

- Review Community Preservation Committee project updates

· Fiscal Year 2023

FCAS - Barn Rehabilitation

- The Historic Preservation Restriction required for CPA funding compliance is nearing completion. It will be going before the Historical Commission during their February meeting, and then advance to the City Council for final approval. Once approved, the restriction will be sent to Mass Historic.

7. Next Meeting:

- The next meeting will be Thursday, February 13th at 5:30pm at the City Hall Meeting Room and on Zoom.

Motion to adjourn by , Becky George; 2nd Sarah Bolduc; All in favor.
Meeting Adjourned at 6:30pm.

Respectfully, notes submitted by Sarah Bolduc