



Roxann Wedegartner
Mayor

City of
GREENFIELD, MASSACHUSETTS

**COMMUNITY PRESERVATION
COMMITTEE**

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1548 • www.greenfield-ma.gov

Members:

Travis Drury (Chair)
Garth Shaneyfelt (Vice-chair)
Wisty Rorabacher
John Passiglia
Susan Worgaftik
Yanis Chibani
Donna DuSell
Thomas Guerino
Dave Chichester

**COMMUNITY PRESERVATION COMMITTEE (CPC)
Thursday, September 22, 2022 5:30pm to 7pm
City Hall Meeting Room, 14 Court Square (hybrid)**

MEETING MINUTES

Members present:

Travis Drury (Conservation Commission), Garth Shaneyfelt (at Large), Donna DuSell (Recreation Commission), Wisty Rorabacher (at Large), Tom Guerino (Greenfield Housing), Yanis Chibani (at Large), Dave Chichester (Planning Board), Susan Worgaftik (at Large)

Garth arrived at 6:00pm

Members absent:

John Passiglia (Historical Commission).

Also present:

Christian LaPlante (City of Greenfield)

Margo Jones

Athena Lee Bradley

Bill Miller

Rick Miner

Kennedy Strakose-Hagen

Alyssa Larose

Michael Nelson

Christy Moore

Meeting called to order at 5:32pm by Travis Drury

1. Approval of minutes – to be sent prior to meeting
 - a. Motion to approve by Susan, second Yanis. No edits.
All in favor 7-0.
2. Guest – City of Greenfield Grant Writer Athena Lee Bradley
 - a. Information on using CPC administrative funds for a historic inventory
 - i. Athena is writing a letter of intent for a MHC grant. Due on November 17th. Looking for funding from CPC. Original historical survey was done in 1993 and a new survey needs to be done in order to be eligible for MHC grants.
 - ii. Margo Jones says she looked into it and the CPC has looked into it and other towns have funded similar projects under the historic category.
 - iii. Athena and Margo will submit a pre-application for the historic inventory and then the committee will do its research on whether or not it is eligible.
3. Old business
 - a. Review CPC timeline
 - b. Outreach strategy
 - c. CPC Plan draft
 - i. Incorporating public feedback from public hearing, written comments
 1. Kimberly is organizing the feedback for before the committee's next meeting.
 - d. Applications/pre-applications

- i. Pre-application review for eligibility
 - 1. Clinical Support Options
 - a. Alyssa from RDI is co-sponsoring project with CSO. MJ Adams contacted RDI and CSO about whether or not there is an opportunity to add housing at the homeless shelter. Plan is to rehabilitate existing shelter, add additional amenities, and create new units. CSO was only applicant for shelter contract. Bill Miller stated that the new units will be permanent housing, if the person would like to stay there.
 - b. Donna asked about how CPC funding will be compartmentalized in order to stay within creation purpose. Bill Miller stated that there will be many different funds that will be tracked which parts of the funding will be devoted where.
 - c. Travis stated that CPC funding can only be used for creating on this project and that there will be 80% AMI restriction.
 - d. Yanis asked about timeline. Alyssa stated that the timeline is still very rough. RDI will hear from state in February. Construction starting sometime next year.
 - e. Motion by Susan to allow a full application for this project, second Yanis. Unanimous 8-0.
 - 2. Franklin County Agricultural Society
 - a. Michael Nelson stated that the fairgrounds redid strategic plan during COVID. All weekends at the fairgrounds

are now being booked up. Many grants over the past year have lead to improvements at the fairgrounds. Looking for funding to stabilize the roofs on cattle and sheep barns. There are holes in the roof that are causing animals to get wet. Rubber coating on roof will stop rusting and preserve lifespan of the roof for several decades. Fairgrounds is listed on state and national registries.

- b. Dave asked whether the umbrella of the fairgrounds covers these buildings as historical. Michael says yes.
- c. Travis did research and found that some buildings are contributing and others are not. All four buildings are contributing according to Michael.
- d. Tom sees the project as maintenance as rather than rehabilitation. Susan explained that maintenance is not eligible. Travis says the project might fall under preservation. Garth and Susan both stated that the full application will need to prove that the project is *not* maintenance and *is* preservation.
- e. Wisty is not sure whether the projects fits either.
- f. Susan motion to allow a full application for this project. Second Dave. All in favor 8-0.

3. Greenfield Tennis Association

- a. Rick Miner described that a water fountain at Highland Park by tennis courts does not work. Looking for a new

water fountain to replace old water fountain.

- b. Christy stated that new water pipe will have to be installed.
- c. Tom asked why the recreation dept would ask for funding from cpc instead of city capital.
- d. Wisty asked about who will be accessing the fountain and whether it will be open to the public. Would like the fountain to be more viewable.
- e. Travis stated that the project is not in the open space or historic categories but it does fall under recreation. Rehabilitation would be more accurate for purpose.
- f. Tom would like the City to show that there is no capital available. Tom does not see CPC's role as fixing a water fountain that the City has allowed to deteriorate.
- g. Travis added that the full application would need to show that the CPC is not supplanting city funds.
- h. Motion by Susan to allow a full application for this project, second Yanis. 7-1, Tom voting no.
- i. Christian will send info back to Brian on what boxes need to be checked.

4. Other business

- a. Choose additional meeting date in early October (if needed)
 - i. Yanis suggested splitting the discussion at the next meeting between whether it is eligible and offering feedback.

- ii. Committee agreed to meet October 13th at 5:30pm.
 - iii. Christian will upload review criteria document to committee webpage.
- 5. Next meeting – additional meeting on October 13th and next regular meeting October 27, 2022 5:30-7:00PM at City Hall meeting room
- 6. Adjourn
 - a. Motion to adjourn by Tom, second Susan. All in favor. Adjourned at 7:06pm.