



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](http://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, October 13, 2022 5:30pm to 7pm**  
**John Zon Community Center, 35 Pleasant St & Zoom (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), John Passiglia (Historical Commission)

**Members absent:**

None

**Also present:**

Christian LaPlante – Staff Contact  
Nicole Ovitt  
Christy Moore  
Kennedy Strakose Hagen  
Amy Proietti  
Elizabeth Nett  
Nancy Hazard  
Councilor Penny Ricketts  
Joy Whitbeck

Tina Crocker  
Jim Terapane  
George Touloumtzis  
W. Kim Boas  
Kristine Shutta  
Other members of the Public

Travis Drury called the meeting to order at 5:30pm

### **Approval of minutes – to be sent prior to meeting**

Minutes will be approved at next regular meeting

### **Old business**

#### **Review CPC timeline**

Review at next regular meeting

#### **CPC Plan draft - Incorporating public feedback from public hearing, written comments.**

Discuss at next regular meeting

### **Pre-application review for eligibility**

#### 1) Greenfield Pickleball – Court Expansion

- Motion by Donna to move project forward, second Dave. Garth noted that the project should fall under recreation. Travis added that it falls under rehab. All in favor 9-0.

#### 2) Philip Elmer – Restore Highland Pond

- Motion to move project forward by Susan, second Yanis. Discussion about whether project is eligible under open space since it would be rehab. Susan stated that the project would need to be more fleshed out to make a determination about whether the project would be feasible. All in favor 9-0.

#### 3) Recreation Department

a) Beacon Park Improvements

- Motion by Tom to move project forward, second Donna. Discussion about eligibility as rehab of an existing park, CPA law changed in 2012 to allow this according to Travis. All in favor 9-0.

b) Shattuck Fitness Cluster

- Motion by Garth to move project forward, second Dave. All in favor 9-0.

c) Citywide Outdoor Amenities

- Motion by Donna to move project forward, second Susan. Yanis added that only affixed items are allowable. Travis wondered about whether the projects will all be on city land. Christy stated that all the projects will be on City land and that the items will be concrete and permanent. Susan added that there will need to be research on how allowable a space like Court Square is for recreation. Motion passed 8-1, Tom voting against.

4) Joy Whitbeck Et Al – Improving Park Access

- Motion by Garth to move the project forward, second Susan. Yanis would like more specificity in the final application. Joy Whitbeck stated that there is not a lot of signage currently in Highland Park, e.g. trail markers. She has coordinated with Christy and the Recreation Commission. Tom stated that the “rules” signs are something the city should be funding in his opinion. Joy asked whether the committee sees the multiple facets of her application as multiple projects, Yanis suggested yes. Wisty agreed and that it could be even more than two projects. Garth suggested that the wayfinding items could be something that the City itself should be funding. Travis sees the removal of graffiti as maintenance. Christy stated the graffiti already has a work order in progress. Amendment by Travis to exclude graffiti removal from the

approval, second Yanis. All in favor of amendment 9-0. All in favor of main motion minus graffiti 9-0.

5) Michael McIntyre – Pump Track

- Garth stated that the project likely follows under rehab of a park/recreation space and is allowable. Motion to move project forward by Garth, second Wisty. There apparently used to be a track at Murphy Park in the past. Tom added that there will need to be an extensive cost breakdown in the full application. John voiced his support for using an underutilized space. Travis stated that this would be recreation/rehab. All in favor 9-0.

6) Franklin County Baseball Association – Abercrombie Field Bathroom Rehabilitation

- Motion by John to move project forward, second Susan. Yanis sees the project as maintenance. Tom stated he does not see the project as meeting eligibility requirements. Travis added that it could be eligible if it increases functionality. Bathroom facilities are eligible if they are reasonably necessary for the use of the space according to Coalition. Tom sees fixing the roof as the City's responsibility. Travis added that the Recreation Department would need to be a co-applicant and Christy agreed. Christy added that the bathrooms are currently not ADA compliant. Wisty asked Tina Crocker about the usage agreement and Tina clarified that the bathrooms are locked except during games. All in favor 9-0.

7) Ginny Desorgher – GHS Track ADA Access

- Motion by Donna to move project forward, second Susan. Yanis asked whether the project could be done on high school property. Travis wondered if schools should be co-applicant. Christy stated that it is public use and city property. John stated that DPW maintains the track and schools and the section of grass was an oversight. Full application would need comment from DPW/Central

Maintenance. Travis stated that this project would be recreation/rehab. All in favor 9-0.

8) Museum of Our Industrial Heritage – Restore Shop Equipment

- Motion by Wisty to move project forward, second Donna. Travis stated that he emailed the applicant and informed them that the historical commission will need to deem the item as historically significant. Full approval of the project would be contingent on this. Yanis asked what would be required. Jim Terapane stated that the equipment would be a great educational tool and needs some parts fabricated. Less than a \$1000 to fix and less than a year. Dave asked what the equipment does. Jim stated that it is a model scale machine shop. Machine is Greenfield made. John stated that the Museum has reached out to Historical Commission and he would anticipate support. All in favor 9-0.

9) George Touloumtzis – Safe Bicycle Link

- John stated that there is a lot in the pre-app and he would like to know the focus. George Touloumtzis stated that there are previous studies that include this proposal. He added that Director Twarog and Christy Moore are supportive of the project. There are wetlands that will have to be navigated. This project would be a feasibility study. Goal is to get people off the main 5&10 roadway. Garth stated that there is a problem with the current project as it is mostly in Deerfield. Travis added that CPC's can fund projects in other towns. George sees Greenfield as benefitting from the new connection. Motion by Yanis to move project forward, second Susan. Garth clarified for feasibility study for Greenfield-Deerfield bikepath link. All in favor 9-0.

Tom and Yanis left at 6:58pm. Quorum was maintained at 7 out of 9 members.

10) W. Kim Boas – Temple Woods Trail Restoration

- Motion by John to move project forward, second Susan. Travis noted that the project would probably be recreation/rehab. Kim Boas does not see the project as maintenance since there is not currently any ongoing maintenance plan. Trails are eroding. Travis read the definition of maintenance from CPA law which states that projects need to appreciably improve the property. Appalachian Mountain Club sees this as necessary rehabilitation according to Boas. Boas has not heard back from Recreation Department or Recreation Commission. Donna stated that the member of the Recreation Commission tasked with communication with Boas had some health issues and it fell through the cracks. She suggested reaching out to Nancy Hazard. Christian will send Boas' application to Christy. Christy would like to review the documents and hopefully make the project happen. All in favor 7-0.

Dave left at 7:07pm. Quorum was maintained at 6 out of 9 members.

11) Historical Society – Preserving Documents and Artifacts

- Motion by Donna to move project forward, second Susan. John asked Travis for clarity on the process for this historical project. Travis stated that like the earlier discussion, the Historical Commission will need to deem the items significant. Susan would like to ensure that the papers are available to the public if the project is funded. Travis emailed the applicants to let them know about the Historical Commission requirement. Donna would like to see digitalization of documents. John will share these requests at the next Historical Commission meeting. All in favor 6-0.

## 12) First United Methodist Church – Bathroom Accessibility/ Energy Efficiency Renovation

- Travis stated that another CPC had legal issues funding a project at a church where they replaced a stain glass window. Legal determination was that CPC projects at religious sites cannot be for religious uses. Christian stated that City's attorneys are examining this project to confirm eligibility given this issue. Kristine Shutta stated that the space is used for a lot of outside organizations. Downstairs fellowship hall is used by the community. Current bathrooms are not ADA accessible. Addict recovery groups use the space, racial justice rising has an upcoming event. Travis stated that as this is a historic project it also needs to be deemed significant by the Historical Commission. John stated that it would be contingent on whether the commission saw the project as significant enough. Donna stated that she struggled to see how the project fits in the eligibility criteria. Travis suggested voting to move the project forward with the condition that it needs commission approval, would need to be done to secretary's interior standards, and would need attorney's approval. Susan suggested reaching out to MJ Adams for block grant funding. John suggested the tech school might be able to do some work. Motion to allow project to move forward pending legal and historical approval by Garth, second John. All in favor 6-0.

### **Other business**

**Schedule additional meeting to review pre-apps if needed**

Not necessary

Wisty suggested asking Christy for a priority list of the projects that concern her. Wisty would also like to see consistency on all the highland park projects.

**Next meeting – October 27, 2022 5:30-7:00PM at City Hall meeting room**

**Adjourn**

Motion to adjourn by John, second Donna. All in favor 6-0.  
Meeting adjourned at 7:35pm.