



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, December 1, 2022 5:30pm to 7pm**  
**City Hall Meeting Room, 14 Court Square & Zoom (hybrid)**

**MEETING MINUTES**

**Members present:**

Travis Drury (Conservation Commission), Garth Shaneyfelt (at Large), Wisty Rorabacher (at Large), Dave Chichester (Planning Board), Susan Worgaftik (at Large), John Passiglia (Historical Commission), Donna DuSell (Recreation Commission)

**Members absent:**

Yanis Chibani (at Large), Tom Guerino (Greenfield Housing)

**Also present:**

Christian LaPlante, Staff Contact  
Dani Letourneau, Chief of Staff  
Christy Moore, Recreation Director  
MJ Adams, Community Development  
Alyssa Larose  
Bill Miller  
Michael Nelson  
Brian Lamore  
Members of the public

Travis called the meeting to order at 5:30pm

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

Motion by Susan to accept October 27, 2022 minutes as written, second Wisty. All in favor except John abstaining as he was not present 6-0-1.

### **Application status update**

Christian gave an update on the projects. 14 full applications were submitted. 3 pre-applicants did not submit full applications. Garth and Susan asked about funding status. \$335,000 is available in total funding, state match is still in flux and won't be available until the next year. CPC received \$100,000 in housing requests, \$96,345 in historical, and \$776,476.20 in recreation/open space.

### **Application review – see <https://greenfield-ma.gov/cpcfunding> to view submitted applications**

CPC discussed when to have public comment on applications, likely having one big public comment at the end of application review.

Donna suggested having a question on the application about whether a project is not fully funded is it still doable.

### **FCAS – Barn Rehabilitation**

Michael Nelson presented his project. Asking CPC for funding of the roof repair portion of the barns rehabilitation project. Roof repair would entail removing rust and rubber coating. CPC engaged Michael with questions about the project.

If the CPC is not able to fully fund the project the Fairgrounds will have to seek alternative funding or take out a loan as it is an urgent project. There are no other grants the Fairgrounds is currently pursuing for this project.

Cost savings of doing the entire project at once does not really allow doing only a single barn at a time. Michael can send his quote and an example photo of what the roofs would look like afterward to Christian.

Travis suggested having public comment portion during this meeting but CPC agreed to have a public comment period at the next meeting so the public is aware that is happening.

### **CSO – Wells Street Shelter Expansion**

Alyssa Larose, RDI, and Bill Miller, CSO, presented their project. Requesting funding for expansion of shelter with permanent supportive housing. CPC engaged in discussion and questions to presenters.

Budget has changed slightly since the last meeting. 4% bonds have received a letter of intent from Mass Development. CSO applied for flexible funding from Mass Shelter Alliance.

DHCD likes to see a local match to grant funding, CPC funds would serve as the local funding source.

Garth noted that costs will be \$300,000 per bed. Bill stated that this is the way that government funding of low income housing works. Alyssa added that construction costs have increased in the past few years and this project would have looked different back then. There is offices, cafeteria, kitchen included in the budget as well.

The subsidized housing piece of the project will keep the property as affordable housing unless a future owner decides to pay off the debt. Travis asked how affordability is enforced; Bill replied that there will be a deed restriction.

CSO hopes to start construction in the summer. CPC timeline for approval will CPC funds to be used as the local match. CSO/RDI are also requesting CDBG funding.

### **Brian Lamore – Highland Park Tennis Courts Water Fountain**

Brian and Christy presented the project. Requesting funding for new water fountain and replacing pipe to fountain. Current water fountain is a culvert pipe with a bubbler head. CPC asked Christy and Brian questions.

Project will go out to bid as opposed to being done by DPW since DPW is busy with many other projects. Central maintenance already winterizes the water fountain so no additional work for them, Christy believes a new fountain may make it easier.

Other fountains have been replaced recently, Beacon is next on list, Abercrombie is also remaining. City's engineering department supplied cost numbers based on West St. project. Christy stated it is unknown what would the City or GTA would be able to do if the project goes over budget.

Susan suggested posting in Highland Park to seek support from general public for project. Brian will look into it.

Wisty asked if a more visible location is an option. Christy replied that the current placement is the only viable option. Brian can offer to make signs to direct people to the fountain location.

Garth suggested having the water fountain where the meter station is closer to the entrance of the park so as not to trench through ledge.

Christy noted that 80% of submitted projects are for recreation.

## **Press Release for applications - Meeting date that includes public comment on applications**

Donna suggested to skip having proposers present their project again and get right to questions at next meetings. Rest of CPC agreed.

Donna will make a draft Google form for people to submit their comments. No press release until method for people to submit comments is ready.

### **Next meeting**

Christian will make a Doodle poll for Tuesdays/Thursdays over the next couple of months. Will need 4 meetings to meet with remaining applicants.

### **Adjourn**

Motion to adjourn by Donna, second John. All in favor. Adjourned at 7:26pm.