



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, 2024)
Garth Shaneyfelt (Vice-chair 2023)
Wisty Rorabacher (2025)
John Passiglia (2023)
Susan Worgaftik (2024)
Yanis Chibani (2024)
Donna DuSell (2025)
Thomas Guerino (2023)

COMMUNITY PRESERVATION COMMITTEE (CPC)

Thursday, July 28, 2022 5:30pm to 7pm

John Zon Community Center, 35 Pleasant St.

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), John Passiglia (Historical Commission), Dave Chichester (Planning Board, non-voting not sworn in yet)

Members absent:

Susan Worgaftik (at Large)

Also present:

Christian LaPlante (City of Greenfield)

Members of the public, speakers during public comment were:

- Aaron Nelson of Ashfield
- Marie-Francoise Hatte of Greenfield
- Joy Whitbeck of Greenfield
- Marsha Stone of Greenfield
- Norm Hirschfeld of Greenfield
- Kat Miller of Greenfield

- Revan Schendler of Greenfield
- George Touloumtzis of Greenfield
- Amy Meblin of Greenfield
- Jen Audley of Turners Falls
- Lynne Kelley of Greenfield
- Todd Boynton of Greenfield
- Sebastian LaMontagne of Shelburne Falls

Meeting called to order at 5:30pm by Travis Drury

Approval of minutes - none

Presentation on Community Preservation in Greenfield from committee members

Committee members introduced themselves to the attendees. Travis presented the general section of the presentation and Travis, John, Donna, and Tom each presented their respective sections. A copy of the powerpoint presentation is attached.

Public hearing - To comment on Greenfield's needs, possibilities and resources with regard to community preservation and the draft of the FY23 Community Preservation Plan.

Travis opened the public hearing.

Aaron Nelson of Ashfield representing Mount Grace Land Conservation Trust – the trust is able to assist the committee with conservation projects. CR land must be held by a separate entity and Mount Grace can serve that role.

Marie-Francoise Hatte of Greenfield – curious about the timeframe for when funds must be spent and how much funding is available.

Joy Whitbeck of Greenfield – plan might be highlighting certain projects too much and act a backdoor for those projects, like the current library building. Also noticed a discrepancy in the amount of funds listed in the plan and the funds listed in the powerpoint.

Marsha Stone of Greenfield – wondered whether the application is a statewide application or created by the committee.

Norm Hirschfeld of Greenfield – Waltham is an example of CPA that has gathered a lot of funds for housing. Great to see this program in Greenfield.

Kenneth Campbell of Greenfield – funds should be used for housing to get people off the street. Could be used for a loan program like the City's current program.

Kat Miller of Greenfield – wondering about admin costs breakdown and whether people will be able to see projects before the approval phase.

Revan Schendler of Greenfield – glad to see community members involved in decision making. Would like to see community compost sites.

George Touloumtzis of Greenfield – would like to see funds used for cycling. Biking on 5&10 to Deerfield is dangerous and a bike path could be installed there.

Amy Meblin of Greenfield – wondering how to get connected with pollinator stewardship.

Jen Audley of Turners Falls – Greenfield has an opportunity to do interesting projects as the largest City in Franklin County

Lynne Kelley of Greenfield – chair of Disability Commission. Glad to see that ADA issues were in the priorities. There is an ADA transition plan on the City website. Greenfield Swimming Pool might be a priority to get ADA issues fixed. Bikeways also important. Accessible housing is also important as it is difficult to find.

Todd Boynton of Greenfield – advocate for pickleball which could be included as a part of other projects.

Sebastian LaMontagne of Shelburne Falls representing Franklin Land Trust – CPC's work aligns with their ideas and they are available if the CPC needs assistance.

Motion by Garth to close public hearing, second Tom. All in favor. Travis closed the public comment period at 6:36pm.

Old business

None

Other business

Committee agreed that Travis could work with Christian to put out another press release for the availability of funds.

Donna suggested that the ideas stated by speakers tonight could become full proposals. Yanis would like to see the committee help connect people with groups that could help their ideas come fruition.

Next regular meeting – August 25, 2022 5:30-7:00 PM at City Hall Meeting Room (hybrid), unless otherwise posted

Adjourn

Motion to adjourn by John, second Donna. All in favor. Meeting adjourned at 6:40pm.

Community Preservation Act Public Hearing
JOHN ZON COMMUNITY CENTER, 35 PLEASANT STREET
JULY 28, 2022
5:30 PM

Name	Address/Affiliation
* Aaron Nelson	Mount Grace Land Conservation Trust
* Marie-Françoise Halk	63 Washington St - Gfld.
* Jay Whitbeck	49 Lincoln St. Greenfield
* Marsha Stone	41 Meadow Lane - COA
* Norm Hirschfeld	" "
* Kenneth Campbell	12 Miles St
* Kat Miller	152 Wells St
* Rev. Schendler	42 Union St
* George Tokumitsu	27 Abbott St. FB+SGC
* Amy Meblin	24 Cypress St Gfld
* Jen Andley	27 X St, Turners Falls
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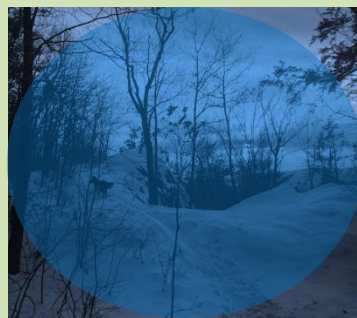
Community Preservation Act Public Hearing
JOHN ZON COMMUNITY CENTER, 35 PLEASANT STREET
JULY 28, 2022
5:30 PM

	Name	Address/Affiliation
26	Lynne Kelley	19 Silvercrest Ln
27	Todd Boynton	83 Silver St
28	Sebastian LaMontagne	Shelburne Falls, Franklin Land Trust
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City of Greenfield
Community Preservation Committee

**Community Preservation Act
Public Hearing
July 28, 2022**





Agenda

- Welcome and Introductions
- Overview of the Community Preservation Act
- Presentation of the Draft Greenfield Community Preservation Plan
- Comments & Questions
- Next Steps



Overview of the Community Preservation Act (CPA)



- State law passed in 2000 (MGL Ch.44B)
- Enables Massachusetts communities to raise funds and create a local dedicated fund to:
 - ✓ build and rehabilitate parks, playgrounds, and recreational fields
 - ✓ protect open space
 - ✓ support local affordable housing development
 - ✓ preserve historic buildings and resources
- Greenfield voters adopted CPA in November 2020





Overview of CPA

Two Sources of CPA Funding – Greenfield and State

Greenfield adopted a 1% property tax surcharge on residential and commercial property owners with two exemptions available

- ✓ Low income households
- ✓ First \$100,000 of residential and commercial property value

In FY22, Greenfield raised approximately \$205,000 in CPA revenue.

- Local CPA revenue is partially matched by a variable statewide Community Preservation Trust Fund (CP Trust Fund) distribution.
- Greenfield will receive a distribution from the CP Trust Fund beginning in FY23



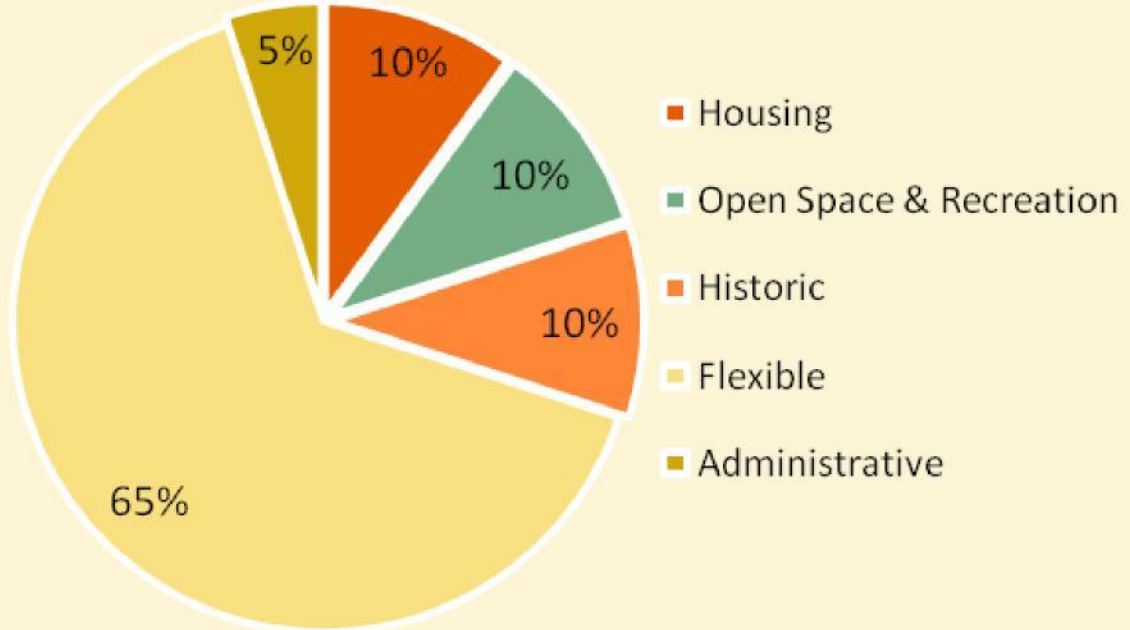


CPA Budget

CPA 10% Reserve Funds: The Community Preservation Committee is required to spend, or set aside for future spending, a minimum of 10% of annual CPA revenues for each of the three CPA purposes. Note: the state combines Open Space & Outdoor Recreation into one category of Reserve Funds.



Annual Spending Requirements





Community Preservation Committee (CPC)



Each community that adopts CPA is required to establish a Community Preservation Committee (CPC) to administer the program.



Greenfield's CPC was established in June 2021 and consists of nine (9) volunteer members, including 5 required members and 4 appointed members.



- Two At-Large Members appointed by the Mayor
- Two At-Large Members appointed by the City Council President
- Conservation Commission (required)
- Historical Commission (required)
- Housing Authority (required)
- Planning Board (required)
- Recreation Commission (required)



CPC Responsibilities

- The Greenfield CPC has three primary responsibilities:

1. Study the community preservation needs, possibilities, and resources and develop a Community Preservation Plan
2. Review and recommend CPA projects
3. Keep records and report on the CPA budget.





Community Preservation Plan

The CPA mandates the creation of a Community Preservation Plan that reflects the needs, possibilities, and resources of the community with regards to community preservation.

Purpose of the Plan:

- To establish clear criteria that form the basis of the CPC's evaluation of applications for funding;
- To establish processes and the timelines that the committee will use in its review of applications;
- To inform both applicants and the public of the CPC's goals and of its commitment to an open and transparent approach to reaching its recommendations;
- To provide the City Council with the background information needed in reviewing the committee's recommendations.
- To articulate a common understanding of the communities needs and priorities.





Community Preservation Act Eligible Projects



	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA \$\$)	Yes	Yes	No (unless acquired or created with CPA \$\$)



Community Preservation Committee Guiding Principles

Guiding Principles the Greenfield CPC will use in the evaluation and selection of projects to recommend to the Greenfield City Council for funding:

- **Advance projects with high/multiple community benefits**
- Select projects that have importance to the City and demonstrate multiple/substantial community benefits, such as projects that address more than one CPA priority area.
- **Prioritize urgent projects**
- Analyze projects to determine the relative level of urgency of the work and possible phasing of project work.
- **Maximize fund leveraging**
- Favor projects that expand the impact of CPA funds through maximum leveraging with other public or private sources of funds, volunteer efforts, and/or donated materials, supplies, or property.
- **Ensure maintenance of CPA-funded investments**
- Favor projects that demonstrate an adequate plan and financial capacity for ongoing maintenance required to protect any CPA-funded investment.





Community Preservation Project Priorities – FY23-28

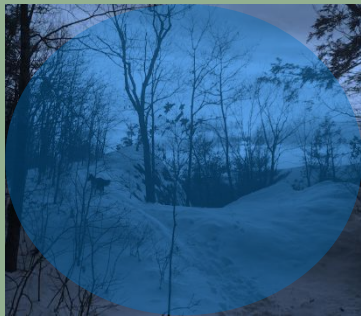


- **Creation of further housing opportunities in the City**
- The highest CPA priority over the next five years is to create greater housing choice and foster a diversity of housing options throughout the City.
- **Further climate resilience and/or improve physical access to or quality of, the City's current open space**
- The second CPA priority is to protect and improve the City's climate resiliency and access to/enjoyment of the City's open space.
- **Actively preserve and enhance the cultural, architectural, and environmental heritage of our community**
- The third CPA priority is to foster projects that will enhance knowledge and understanding of the history of Greenfield through partnerships that offer engagement with our building and landscape assets.
- **Increase access to outdoor public recreation opportunities**
- The fourth CPA priority is to improve access to, and enjoyment of, the City's outdoor recreation opportunities.



Eligible projects that address other needs and interests will also be given full consideration for possible funding.

Community Preservation Project Priorities – Open Space



Preserve, protect, and enhance Greenfield's open spaces

- Protect and preserve agricultural lands
- Protect and expand trail systems
- Acquire or protect threatened environmentally sensitive areas, such as wetlands, habitat of rare or endangered species, and river corridors.
- Acquire land in environmental justice areas to increase accessibility to open space opportunities within the City. See map on the following page.
- Expand community gardens
- Remove invasive trees and plant species



Community Preservation Project Priorities – Open Space



Provide and improve connections and maximize access to open spaces for all residents

- Develop the riverside Bikeway to extend from the Greenfield Bike Path to Green River Park
- Create community gardens in environmental justice neighborhoods
- Improve ADA accessibility to open spaces, such as accessible trails, parking, picnic tables and other amenities.



Prioritize climate resiliency to support the health of the City's people, natural resources, and infrastructure

- Plant native trees in urban areas and open spaces
- Re-establish wildlife migration corridors
- Promote the creation of pollinator corridors
- Reduce flooding and erosion along the Green River
- Increase forest resiliency and carbon storage





Community Preservation Project Goals – Historic Preservation

Update the historic inventory and develop a Preservation Plan

Preserve and protect Greenfield's historic buildings, facades, and landscapes

- Help preserve the Leavitt Hovey House.
- Work to preserve and revitalize the First National Bank building.



Support historic preservation projects that serve multiple public purposes such as:

- Enhancing town meeting/gathering space
- Improving the use of income-generating town function space
- Supporting downtown improvements



Partner with outdoor recreation interests to extend the existing bike path along the Green River, including memorializing the Wiley Russell dam and adjacent parkland.

Foster renewal of existing industrial buildings for new uses

- Wells Tool Company and factory buildings on Hope Street; one on Arch St., and others





Community Preservation Project Goals – Outdoor Recreation



Enhance, maintain, and expand recreation facilities, urban green spaces, and open spaces



- Expand community gardens, especially in environmental justice neighborhoods or areas with a high concentration of rental housing
- Create more river access and safe swimming areas
- Expand and improve trail systems
- Develop the riverside Bikeway to extend from the Greenfield Bike Path to Green River Park
- Remove invasive species and plant native trees, shrubs and plants to provide pollinator habitat, shade and beauty at public parks and playgrounds





Community Preservation Project Goals – Outdoor Recreation



Improve and increase access for Greenfield residents to public open space and recreational facilities



- Work to acquire land in environmental justice areas to increase accessibility to open space opportunities within the City
- Add wayfinding signage to trail heads and trail intersections
- Develop a public access point on the Green River for boaters
- Implement ADA accessibility improvements at public parks and playgrounds
- Increase the number of shade trees planted along primary walking and biking routes to schools and to downtown
- Add public restrooms to outdoor recreation areas
- Increase off-street walking and bicycling connections to recreation areas





Community Preservation Project Goals – Housing



Promote affordable, safe, and energy efficient rental opportunities

- Rehabilitate a vacant multi-family structure into affordable apartments
- Renovate vacant upper stories in downtown for rental housing
- Convert a large single family home into two or more units
- Develop new apartments on vacant land or parcels near downtown
- Subsidize inclusion of affordable units in rental developments



Increase options for first-time and first-generation homebuyers

- Establish down payment, closing costs, purchase price buy-down, or mortgage subsidy assistance programs
- Develop affordable homes on vacant lots
- Rehabilitate and convert vacant single family homes into affordable homes
- Subsidize inclusion of affordable units in new housing developments





Community Preservation Project Goals – Housing



- Support upgrades, renovations, and preservation of the existing affordable housing stock, including work to make more units accessible pursuant to the Americans with Disabilities Act (ADA)



- Support capital improvements of Greenfield's public housing
- Prevent expiration of affordability in private affordable housing



- Improve and increase access for Greenfield residents to public open space and recreational facilities near new and existing residential areas



Project Approval Process

August	Announcement that Greenfield Community Preservation funds are available
↓	
September 30 th	<u>Pre-applications due</u> (REQUIRED)
↓	
September - October	Greenfield Community Preservation Committee meets with applicants to discuss the status of their pre-application
↓	
November 30 th	<u>Full application due</u>
↓	
December-February	Greenfield Community Preservation Committee reviews submitted applications and meets with applicants
↓	
March	Greenfield Community Preservation Committee votes on project recommendations to submit to City Council
↓	
April-June	City Council considers project recommendations
↓	
June-July	Notification of award and finalization of agreement



Comments?



Next Steps



- Incorporate public comments into the Draft Community Preservation Plan
- Post Final Community Preservation Plan and Application Materials on the City's web site

<https://greenfield-ma.gov/g/61/Community-Preservation-Committee>



- Submit project recommendations to City Council Spring 2023

