



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)  
Susan Worgaftik (Vice-chair)  
Garth Shaneyfelt  
Wisty Rorabacher  
Donna DuSell  
Thomas Guerino  
David Brock  
Amy McMahan

**COMMUNITY PRESERVATION COMMITTEE (CPC)**

**Thursday, September 28, 2023 5:30pm**

**John Zon Community Center, 35 Pleasant Street and Remote  
via Zoom**

**MEETING MINUTES**

**Members present:**

Donna DuSell (Recreation Commission), Susan Worgaftik (at Large), Travis Drury (Conservation Commission), Wisty Rorabacher (at Large), Garth Shaneyfelt (at Large), David Brock (Historical Commission), Amy McMahan (arrived late) (Planning Board)

**Members absent:**

Tom Guerino (Greenfield Housing Authority) (vacancy in mayoral appointments)

**Other:**

Christian LaPlante Staff Contact, Christy Moore, Quinn Jaquins, Amy Proietti, Bob Dobias

5:30PM Call to Order by Travis

**Public comment**

No public comment.

### **Approval of minutes**

Motion to approve January 12, 2023 and August 24, 2023 minutes by Susan, second Donna. All in favor 5-0-1, David abstaining.

### **New business**

#### **Update on new committee members**

Travis and the committee welcome David Brock. He is the representative of the historical commission. He is a historian. The committee introduced themselves.

#### **Approval of payments - Community Preservation Coalition Annual Dues**

Motion approve payment of \$875 by Donna, second Wisty. All in favor 6-0, Amy not in attendance yet.

#### **Review FY24 pre-applications for Community Preservation Act eligibility**

##### *City Clerk - Binding and rebinding historical documents*

Donna motion to approve pre-application, second Susan. Travis stated that the documents will have to be deemed historical by the historical commission. All in favor 7-0.

##### *Garden Block LLC - Garden Facade Improvements/Repair*

Susan clarified that the project is historic, not recreation. Motion to accept the pre-application by Susan, second Wisty. Wisty asked if businesses are eligible to apply for CPA funding, Travis stated yes. City receives a historic preservation restriction. All in favor 7-0.

##### *John Richardson - Repairs and improvement at High St. Cemetery*

Travis believes that this project is also a case where the historical commission would have to approve it. Christian suggests that the applicant should have a very specific approval from the historic commission. Susan stated that there should also be clear approval from the owner. Motion to accept the pre-application by Garth, second Susan. All in favor 7-0.

*Timothy Grader - Restoration/Painting of Cornice*

Also a case for historical commission approval if it is not on state register. Motion to accept the pre-application by Susan, second by David. All in favor 7-0.

*Timothy Grader - Downtown Greenfield Senior Housing*

Susan stated that if Mass Housing partnership is involved it is likely subsidized, 46 units would be beneficial. Travis stated that this would be 100% AMI. Wisty asked the location, Amy clarified that is in rear of building next to Green Field's Market. Motion to accept pre-application by Susan, second Amy. All in favor 7-0.

*Robert Dobias - Community Pride, Park Flower Beds, Rejuvenation & Maintenance*

David was not sure how historic preservation was applicable, may need to narrow the categories. Travis read the eligible categories for open space and rehabilitation of projects is only eligible if the land was created with CPA. Funding city departments is also not allowed. Christian stated that the committee should be aware of maintenance not being allowed by CPA. Travis stated that there would also need to be a city co-applicant. Wisty stated that she would like DPW involvement. Wisty would like to see the applicant made aware of the issues. Travis stated that if it was substantial repair of the flower bed it could be eligible, but lesser improvements not likely. Christy Moore stated that Shattuck park does fall under the Recreation Department. Project has good intentions, DPW does not have the current staffing levels to

maintain the flower beds, etc. Christy suggests it may be better to have this project supported outside of CPA.

Bob Dobias, applicant, shared that a lot has been done at Court Square but upkeep has not been good. DPW has suggested finding a group to maintain these spaces. Was looking for a way to spruce up what Greenfield already has. Amy suggested having a BID for an example like this. Travis asked if the project was intended to be mostly maintenance, Bob Dobias stated that essentially yes, raised beds in Shattuck Park, etc.

Motion by Susan to reject pre-application as it does not qualify for CPA funding, second Wisty. All in favor 7-0.

*Just Roots - Just Roots Pollinator Garden Arbor*

Donna recused herself as she is on the board of Just Roots. She left the room during this discussion. Garth left early at 6:19pm.

Travis stated that this land is not actually protected recreational land. Projects need to be on land that will certainly remain recreational land in order to protect CPA investment. Wisty stated that she knows the land is protected agricultural land. Susan stated that it is city land. Travis stated that agricultural land falls under open space and rehabilitation is not eligible under CPA for the open space category, so this project would not be eligible. Susan suggested letting Just Roots know that we need to check on the eligibility first. Motion by Susan to tentatively approve the project to move forward with a review of the project by Stuart at the Community Preservation Coalition to check on requirements, second David. All in favor 5-0-1, Donna abstaining.

Donna rejoined the meeting.

*Greenfield Pickleball - Greenfield Pickleball Expansion*

Christy stated that this would phase II to the project applied for last year. Donna asked if this is creation. Travis stated that this is rehabilitation since it is already existing land and it is being added to. Wisty asked if site development work will move fast enough to have cost estimates, Christy stated that she has ballpark figures. Motion to accept pre-application by Donna, second Amy. All in favor 6-0.

*Recreation Department - Citywide Outdoor Site Amenities*

This was a project last year too. Motion to accept pre-application by Wisty, second Amy. All in favor 6-0.

*Recreation Department - Rocky Mountain Park Trail Wayfinding Signage and Kiosks*

This was a proposed project last year too. Motion to accept pre-application by Susan, second Donna. Travis clarified that it is recreation not open space. All in favor 6-0.

*Recreation Department - Hillside Park Improvements*

Travis asked if the walking path is inside the park, as opposed to a sidewalk outside of the park. Christy stated that the path would be inside of the park. Donna stated that people have come to the recreation commission requesting this project. This is an environmental justice area. Motion to accept the pre-application by Susan, second Amy. All in favor 6-0.

*Recreation Department - Energy Park Storage Shed*

Wisty clarified that the storage space is used by Master Gardeners, not Garden Club. Motion by Susan to accept pre-application, second Wisty. Travis stated that buildings for recreation are not allowed, but those are buildings that would be recreating inside of. This is for storage. All in favor 6-0.

*Nik Perry & Jon Magee - Bike Racks at trailheads in Greenfield Parks*

Travis stated that these bike racks would need to be permanent structures, for example in concrete, which is required by CPA. Donna added that the place they are being installed cannot be conservationally sensitive. Travis added that the Recreation Department will need to be a co-applicant. Motion by Susan to accept the pre-application, second Wisty. Dave asked how these comments are communicated to applicants, Travis stated he will as chair. All in favor 6-0.

*Nik Perry & Jon Magee - Walking/biking path alternative to Turners Falls Rd*

Travis stated that this project actually would be creation in this instance. This project is ambitious. Travis stated that it would be worth clarified if this would be a study or actual implementation. Donna stated that the question on application about partial funding will be telling. If the project was created, there would need to be a restriction to preserve it as recreational land. Motion by Susan to accept the pre-application, second Wisty. 5 in favor, 1 no from Amy. Pre-application approval passes.

Travis stated that full applications are due November 15.

Travis stated that a pre-application form was received using last year's form. It was submitted late within the last 48 hours. So it did not make it onto the agenda. Travis asked the committee what they would like to do. Susan suggested having a quick Zoom meeting. Christian will send out a Doodle poll.

**Planning for October meeting**

Christian and Travis will get in touch with Tom to see if Elm Terrace is available.

Wisty asked how to do outreach and invite people in a friendly way. Travis suggested that people could give feedback on pre-

apps. Susan stated that Tom suggested at the last meeting there could be flyers handed out.

## **Old business**

### **FY23 project updates**

Christian shared that the fair barn project is well underway. Preservation restriction is being review by Mass Historic. Other projects are having agreements signed. Christy shared that shattuck fitness cluster is being ordered. Bocce is under way. Pickleball planning is underway. Site amenities quotes are being gathered. ADA track improvements to be poured this fall. Trail restoration is being planned, Americorps is exempt from prevailing wages so Christy will discuss that with Christian and city's procurement officer.

### **Next meeting – October 26, 2023**

May meet at Elm Terrace.

### **Adjourn**

Motion to adjourn by Donna, second Amy. All in favor 6-0.  
Adjourned at 7:04pm.