



**Roxann Wedegartner**  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**COMMUNITY PRESERVATION  
COMMITTEE**

City Hall • 14 Court Square • Greenfield, MA 01301  
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**Members:**

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

Community Preservation Committee  
Tuesday October 10, 2023 5:30 PM  
Remote via Zoom

**MEETING MINUTES**

Members present:

Thomas Guerino, Travis Drury, Donna Dusell, Wisty Rorabacher,  
Garth Shaneyfelt, David Brock

Members absent:

Susan Worgaftik, Amy McMahan

Other:

Christian LaPlante, Elizabeth Nett, Kennedy Strakose-Hagen

Travis called the meeting to order at 5:33pm

**Public comment**

Elizabeth Nett stated that she attended the meeting as she is interested as a resident of Greenfield.

**Approval of minutes**

Motion to approve September 28, 2023 minutes as written by Donna, second Wisty. Everyone in favor, with Garth and Tom abstaining 4-0-2.

## **New business**

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

*Franklin Community Cooperative – Green Fields Market Expansion into former Wilson’s building*

Garth recused himself from the discussion as he is a minor investor in the project. Wisty recused herself for the same reason as well.

Motion to recommend project move forward to full application by David, second Donna. Donna stated that the pre-application is very broad. Need to be very clear on what part of the project they are requesting funding for. Tom asked if the current white facade is considered historic. Discussion about whether or not the facade is indeed historic - will need to be described in the application. Tom also asked where other funding is coming from - Travis stated that is something that should be in the full application.

Travis stated that the pre-application had acquisition checked which will have to be clarified in the full application as to what that means.

David stated that the historical commission has received presentations that indicate the restoration of the original brick facade is what is historical in nature. Tom is concerned that there needs to be clarification since the facade is 40+ years old.

All in favor, Wisty and Garth abstaining. 4-0-2. Pre-application approved.

*Just Roots – following up on information provided by Community Preservation Coalition*

Donna recused herself from discussion as she is on the Just Roots board and also left the meeting entirely at 5:50pm.

Travis stated that Stuart from Community Preservation Coalition indicated that if the Just Roots project takes place in the pollinator garden it would not fall under recreation as it would be an open space project. Since it is rehabilitation, and the plot was not acquired with CPA funding, the arbor could not be built in the pollinator garden. If the arbor was built in the community garden it would be eligible.

David stated that it seems pedantic to prevent the project from moving forward. There should be some kind of allowance for multiple uses on a single property. He is inclined to let Just Roots make their case in an application.

Discussion on how to define community garden. Wisty wondering if there is some sort of variance that could be requested. Travis stated that it is these technicalities where a lot of projects end up not being allowed. Travis stated that a community farm and pollinator garden would not be allowed but because community garden is listed explicitly it would be. David feels the project is reasonable.

Tom asked if there are community development funds available for this kind of project. Christian stated that they could reach out to CED Director.

Motion by Garth to allow Just Roots to submit a full application but will need to address technical issues, second Wisty. Wisty stated that even if Just Roots submits an application, the CPC will still have to decide eligibility. It feels unfair to have Just Roots to submit an application until eligibility is decided. Travis stated that he would see the project as eligible if the arbor could be seen as contributing to a community gardening purpose. Project should

either be approved and made very clear that the project needs to be geared toward community gardening or rejected because it is open space use. David stated that there is a reasonable reading of the law that allows this project since the open space category lists recreational uses and recreation category lists plots.

Travis stated that there used to not be a recreation category which is why open space lists recreational uses.

Christian suggested picking the category and project type that the project would fall under. The project would have to fall under recreation/rehabilitation.

All in favor 5-0. Pre-application approved.

## **Old business**

### **Planning for October meeting**

The next meeting will likely be at Elm Terrace but maybe Oak Courts. Tom can rework a flier to distribute. Travis can cut down the public hearing presentation to reuse. Wisty wonders if Jon Magee might have some suggestions. Wisty can reach out to Jon to ask him to reach out to Travis.

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

5:30pm.

### **Adjourn**

Motion to adjourn by Travis, second David. All in favor 5-0.