



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

**Greenfield Community Preservation Committee
November 30, 2023
John Zon Community Center**

Members Present: Travis Drury, Wisty Rorabacher, Tom Guerino (excused at 6:19PM), Susan Worgaftik, Donna DuSell, Garth Shaneyfelt, Amy McMahan, David Brock,

Guests: Isaac Mass, Ben Bowman, Megan McDonough

5:30 Call to order

Public Comment: None

Approval of minutes from October 10, 2023

- Motion to accept made by Tom and seconded by Garth
- Discussion: Travis noted one minor change on page 2
- Vote – unanimous

Approval of minutes from October 26, 2023

- Motion to accept made by Susan and seconded by Tom
- No discussion
- Vote: 5 in favor, 3 abstentions (Donna, Amy, Garth)

Late Applications:

We Received two affordable housing applications (Habitat and Oxbow) pre-applications were late but full applications completed on time, do we accept them?

- Discussion about process: how do we make sure that people are routed to the most recent application materials? Last year's dates were different.
- Do we waive the pre-application requirement and view it as an optional step for applicants to get early input and ensure applicant projects are eligible? We should review and confirm the policy going forward?

Tom motions to table discussion about policy for later. Susan seconds. Travis motions to amend motion to add that we don't accept further application, Susan seconds.

- Vote on motion amendment-unanimous. No further applications will be accepted
- Vote on motion to table discussion-unanimous.

Donna motions to accept these two applications, Susan seconds

- No discussion, motion carried unanimously.

Eligibility review:

Susan motions to accept Habitat for Humanity application as eligible, Garth seconds

- No discussion
- Vote: motion carried unanimously.

Susan motions to accept Oxbow Design application as eligible, Garth seconds

- Discussion: Will affordable housing vouchers be accepted by the entity? Applicant has not investigated the process to do that, Tom offers to provide guidance.
- Vote: motion carried unanimously.

Summary of submitted full applications:

Christian shared a spreadsheet of all submitted applications and requests total \$1,487,700.00 this year, including the two late applicants. 4 applications were withdrawn and 1 deemed ineligible after pre-application process.

Committee will receive scoring sheets after we have heard from all applicants.

Application Review: Isaac Mass from the Garden Theater was present to answer questions regarding his application:

Q: This application has included matching funds on the budget page as well as information regarding monies already spent in the notes section. Are these the same? Has the match money already been expended?

A (Isaac): No the money on the budget page is the rest of the cost to complete the job. The notes section is an FYI of the owner's investment so far on the project. There has been some fundraising and private donations made.

Q: Application notes getting Historical Commission approval after award, but that should happen first.

A (Travis): Actually, HC approval is not required as the theater is already on the State Register of Historic Places.

Q: What about CDBG funding, there used to be a line item for this type of project.

A (Christian): Yes, it used to be and would roll over from year to year. The last time it was designated for this kind of project was 2018.

Q: Have you reviewed the Secretary of the Interiors standards for historic reconstruction?

A: (Isaac) No, but we have been very thorough in our research and sourcing materials to match historic design. If a list is sent it will be forwarded to the Architect.

- Christian will send list to Isaac.

Q: How does this project dovetail with current street-scapes work happening in the city?

A: (Isaac) Don't see an issue or conflict but will work with City to ensure.

Q: Will there be a deed restriction put in place to ensure the historic aspects of the façade will be preserved in perpetuity?

A: (Isaac) That is not part of the plan and caution should be taken with such restrictions because they could have unintended consequences for future development. The First National Building on Bank Row is an

example of how a deed restriction can diminish future uses due to confining factors that may not have anything to do with historical preservation.

Other comments by applicant:

One of the reasons this project is needed is to repair issues that the theater faces from when the City did street work in 1999 causing water issues for the whole block.

The theater sees about 45,000 paying customers per year, not including free events. The theater is a landmark for Greenfield and its location on Main Street makes it visible to the whole community.

2024 Meeting Plan: Christian provided the dates from the doodle poll, and grouped the applicant presentations by CPA funding type (Rec., Historic, and Housing). The committee reviewed the plan and determined that we may need have longer meetings on some dates and add dates depending on length of Q&A in future meetings or if follow up questions come up and require an applicant to come back. The next meeting will take place on **January 10, 2024 at City Hall.**

Motion to Adjourn: Wisty, seconded by Garth. All in favor.
Meeting closed at 6:49PM.

Note taker: Donna