



COMMONWEALTH OF MASSACHUSETTS

Town of Southwick

454 COLLEGE HIGHWAY, SOUTHWICK, MA 01077

Community Preservation Committee

Telephone (413) 569-6056 - Fax (413) 569-5284

Town Web Site: www.southwickma.org

Minutes

March 31, 2021

7:00 PM Zoom Meeting (recorded)

ATTENDANCE: Chris Pratt, Acting Chair
Jeanne Reed-Waldon, Vice Chair
John Whalley III
Beth Thomas
Deborah Herath
Bryan Walker
Ruth Preston
Dave Spina
Dennis Clark -unpaid consultant
Susan Corey CPC Secretary

Absent: Joanne Horacek

OTHERS IN ATTENDANCE: Russ Fox, Doug Moglin, Robin Solek and Lee Hamberg

7:00 p.m. Community Preservation Committee Meeting

REMOTE PARTICIPATION

Written Minutes

(Not verbatim-comments can be heard on the studio tape www.southwick.org)

- C. Pratt opened the meeting at 7:00
- C. Pratt stated they were going to be discussing the revised request from the Select Board for the Town Hall roof project.

Old Business :

#1 The Select Board's revised proposal for \$85,000.00 for analysis of the Town Hall roof analysis and repair, (Old Consolidate School) was explained again by R. Fox, Selectman.

- R. Fox explained the revised request with separate bids for the various parts of the roofing structure as requested by the members at the previous meeting. and explained the breakdown on the building
- C. Pratt stated he had looked at the state information to see how this would fit under the historical funding and stated the Fire station did qualify, but the Town Hall project looked more like a maintenance problem.
- C. Pratt shared the CPC criteria flow chart and further explained the criteria and went on to say the 26 year shingles to be replaces would be a regularly scheduled maintenance
- D. Spina asked a question about the asphalt shingles and what would happen if the CPC did not approve funding.
- R. Fox said they would have to go back to the town budget and then there was s discussion about bonds.
- C. Pratt went on to define maintenance and discuss the town responsibility in general maintenance of the roof.
- D. Spina asked about the difference in preservation and maintenance.
- C. Pratt asked if they could just repair the leaking areas.
- L. Hamberg explained that the Historical Commission voted to recommend this project to the CPC, referencing the 1954 edition, and stated that 2 sections classified as historic and did not fall under rehabilitation and would not require the historic restriction so the project could be approved. He felt the CPA showed a lack of clarity on these types of projects and the definition of maintenance.
- B. Thomas asked what would happen if they did not do it.
- J. Whalley asked if they were able to approve what the historical Committee recommended.
- B. Walker asked what would happen if they approved it and the state deemed it not proper use.
- L. Hamberg again said there were no clear definitions.
- J. Whalley made a motion to reject the project as maintenance.
- S. Spina and others continued to speak about the definitions and asked if the roof was there to prevent destruction of the building.
- B. Walker agreed it was a grey area.
- D. Spina agreed they were not preserving the building.
- C. Pratt stated the building is historic and the roof was the town's responsibility, and that was how he interpreted it.
- R. Fox asked for a point of order questioning if they could get a ruling from the CPC.
- C. Pratt did respond by saying he had spoken to Stewart personally and he too felt it was maintenance.

A MOTION was made by J. Whalley and seconded by B. Walker to reject the current project proposal from the Select Board. A roll call vote was taken - and the vote stated was 6/1.

J. Whalley
B. Walker
B. Thomas yes
J. Reed Waldron yes (no to the project)
R. Preston yes (no to the project)
D. Spina no
D. Herath yes
C. Pratt yes

Old Business cont.

- D. Herath asked if it could go before the town could it come back to the CPC
- C. Pratt stated that it would go through the town's general fund.
- D. Clark mentioned that all the warrant articles that had been approved were ready and about the deadline.
- C. Pratt mentioned the Town Annual Report and the old minutes which were still to be approved and an annual informational meeting was going to need to be set.

A MOTION to adjourn was made by b. Walker and seconded by J. Whalley and the meeting ended. A roll call vote was taken and the vote-unanimous. 7:32 P.M.

J. Whalley yes
J. Reed Waldron yes
B.Thomas yes
D. Herath yes
D. Spina. yes
B. Walker. yes
R. Preston yes

Minutes signed through a vote at the next meeting.
Minutes with spelling corrections approved 10/27/21 roll call vote.

Respectfully submitted,

Susan Corey
Secretary – CPC

Chris Pratt, Chairperson

Beth Thomas

John Whalley III

Deborah Herath

David Spina

Ruth Preston

Joanne Horacek

Jeanne Reed- Waldron Vice Chairperson

Bryan Walker