



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

February 17, 2021

7:00 PM Zoom Meeting (recorded)

ATTENDANCE: Chris Pratt, Acting Chair
David Spina
John Whalley
Beth Thomas
Deborah Horath
Bryn Walker
Jeanne Reed-Waldron Vice Chair person
Ruth Preston

Dennis Clark -unpaid consultant
Susan Corey CPC Secretary

Absent: Joanne Horacek

OTHERS IN ATTENDANCE: Project petitioners
7:00 p.m. Community Preservation Committee Meeting
REMOTE PARTICIPATION (14 persons)

Written Minutes

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

- C. Pratt opened the meeting at 7:00 P.M.

Old Business :

- C. Pratt requested a review of the minutes of the December 16th, 2020 meeting.
- C. Pratt suggested several edits to be made to the minutes for spelling corrections.

A MOTION to accept the December 16, 2020 minutes was made by D. Horath to accept the minutes with edited changes and second by D. Spina. The roll call vote - unanimous.

C.P. yes
B. T. yes
J. W. yes
B. W. yes
R. P. yes
J. R. W. yes

- C. Pratt addressed the budget and said that there was not much new and asked if anyone had questions or concerns?
- J. Reed-Waldron asked about the balance for the Park and Recreation.
- C. Pratt began looking at ongoing projects.
- D. Clark mentioned that the farm signs were going to need a few more weeks.
- C. Pratt suggested we advertise to attract more projects in Southwoods. and mentioned we did have several new projects today.
- C. Pratt suggested that if there were new projects in the next few weeks that they would have another meeting in March.

New Business :

1. Update the Towns Master Plan for Housing \$25, 000.00 Petitioner the Planning Board from Housing Funds

- M. Phelps, representing the Planning Board, proposed a project to develop a housing plan as part of the town's larger Master Plan. He suggested it come in under the Community Housing and would be a stand alone document that could be used to site specific projects in town. They wished to hire an outside consulting firm and had an estimate between \$15,000.00 to \$30,000.00
- C. Pratt asked a question and D. Horath asked about how old the plan was and M. Phelps responded the town's current Master Plan was about 50 years old.
- M. Phelps said the Planning Board was ready to move forward updating the plan.
- D. Spina responded in support of the Planning Board's proposal.
- C. Pratt stated that the proposal met the criteria for CPA funds as long as the money was used for the housing portion of the plan.

A MOTION was made by J. Whalley to approve their request for \$25, 000.00 coming from the Housing Account and was seconded by D. Spina. The roll call vote-unanimous

D. H. yes
B. W. yes
J. R. W. yes
B.T. yes
J. W. yes

2. Old Library-Stained Glass Repair \$ 27,607.00 Petitioner B. Charles Real Estate Co. LLC From Historical Funds

- Scott Lamon of 22 Tannery Rd., Southwick, owner of B. Charles Realestate/Tynic Landscaping, requested funds to repair the 11 antique stained glass windows in the Old Town Library. He explained he was renovating the building back to its original state and had gotten a bid to repair the windows by a company in New Hampshire. He explained that it was expensive to historically preserve the windows and felt the company could do the work by mid summer.
- J. Whalley asked if the \$25,000.00 was just for the stained glass windows.
- S. Lamon explained it was a difficult process to delead and rebuild the old windows. He explained he was trying to get them done correctly
- B. Thomas asked what he planned on using the building for in the future.
- S. Lamon explained he would use it to meet with clients and have possibly 1 or 2 additional tenants to use office space.
- D. Horath asked if we had done things for private projects in the past.
- C. Pratt explained that we have and references the APRs and other projects.
- B. Walker asked if it was listed on the registry of historic houses and it was determined that it was not, but it was documented as a historic building by the town.
- S. Lamon explained that it was part of the 99 year warranty to keep its historic integrity.
- R. Preston didn't think it was in the historical register, but stated the Historical Commission supported the project.
- C. Pratt agreed it should meet the criteria of use of historical funds.
- D. Spina asked if he was confident in the restoration company and S. Lamon replied yes.

A MOTION was made by J. Whalley to approve their request for \$27, 607.00 using money from the hosticial funds and B. Thomas seconded the motion the roll call vote -unanimous.

J. R-W yes
D. H yes
B. W. yes
D. S. yes
J. W. yes
B. T . yes
R. P. yes
D. S. yes
C. P. yes

C. Pratt mentioned the need for the information for the Annual Town Report.

3. North Pond Trail Grant \$3,000.00 from Conservation Committee from Open Space/Recreation

- D. Clark representing the Conservation Commission requested funds to clean up the trails, remove debris and restore eroded areas as well as install interpretative signage and that they were applying for a \$15,000.00 Grant and were requesting \$3,000.00 to begin the project while they waited for the grant.
- J. Reed-Waldron asked when they would know if they got the grant and if they didn't would they be looking for the whole amount.
- D. Clark thought they would know by the early spring.
- C. Pratt stated they could reimburse the town if the money was given upfront.
- B. Thomas felt the money should be given up front and reimbursed if the grant came through because she felt the signage and cleanup was important to have completed this summer.
- D. Clark said they could apply the entire amount and return money if they get the grant.

A MOTION was made by J. Whalley to give the \$15,000.00 with the stipulation that if the grant came through they would reimburse the CPC Open Space the money.

J. Reed-Waldron seconded the motion for the roll call vote - unanimous.

J. R-W yes
D. H yes
J. W. yes
B. T . yes
R. P. yes
D. S. yes
C. P. yes

- R. Preston asked if they could advertise a hike on the trail.
- C. Pratt said they had done walks in the past.
- D. Clark added many people currently walk the trails and could use the directional help.
- D. Walker asked the best way to inform the public and Facebook was mentioned.
- C. Pratt then moved the discussion to the Coalition Dues and the \$1,750.00 fee that the committed annually pays to be part of the coalition dnbe able to utilize their services.

A MOTION was made by C. Pratt to pay the \$1750.00 dues and seconded by J. Whalley. A roll call vote was taken the vote-unanimous.

J.W. yes
J.R.W. yes
B.T. yes
D.H.yes
D.S. yes

B.W. yes

R.P. yes

C. Pratt asked if everyone got to review the information of the Annual Town Report and went on to request they put forward the annual approval of the 5% Administrative Fee that would also need to go to town meeting.

A MOTION was made by C. Pratt to approve the 5% Administrative Fee and B. Walker second the motion. A roll call vote was taken the vote-unanimous

J.R.W. yes

B.T. yes and question the amount of money in the account, answer app. \$21,000.00

D.H.yes

D.S. yes

B.W. yes

R.P. yes

J. W. yes

- C. Pratt then asked for the updates on the status of the bonds and the Alum Treatment and suggested it be placed on the next agenda for review.
- C.Pratt asked if there were any other points of discussion or concerns and stated the next meeting would be March 17, 2021.

A MOTION to adjourn was made by J. Whalley and second by D. Spina and the meeting ended. A roll call vote was taken and the vote-unanimous.

J.W. yes

J.R.W. yes

B.T. yes

D.H.yes

D.S. yes

B.W. yes

R.P. yes

C. P. yes

Virtual Signatures through the acceptance of the minutes March 31, 2021 meeting.

Respectfully submitted,

Susan Corey
Secretary – CPC

Chris Pratt, Chairperson

Beth Thomas

John Whalley III

Deborah Horath

David Spina

Ruth Preston

Joanne Horacek

Jeanne Reed- Waldron Vice Chairperson

Bryan Walker