

COMMONWEALTH OF MASSACHUSETTS

Town of Southwick

454 COLLEGE HIGHWAY, SOUTHWICK, MA 01077

Community Preservation Committee

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

Town Website: www.southwickma.org

Minutes

March 16, 2022

7:00 PM Hybrid Meeting (recorded)

Town Hall Land Use Room

ATTENDANCE: Jeanne Reed Chairperson
David Spina
John Whalley III (remote)
Beth Thomas (remote)
Deborah Herath
Bryan Walker Vice Chairperson
Joanne Horacek
David MacWilliam
Cassandra Bach
Susan Corey CPC Secretary

Two members of the public were also remote as well as twelve people present which included: two Selectboard members, the town CAO and town counsel.

Written Minutes

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

- J. Reed opened the meeting at 7:00 PM. using the Zoom link.

Public Comment:

- Michelle Pratt, 152 Berkshire Ave. made a general statement that meeting minutes were not made available to the public/town to review since Dec. 2020. She asked that they be posted for all to view.

Old Business :

- Jeanne Reed asked to review old business starting with the *Brass Rail Project*.
- Lee Hamberg, chairperson of the Historical Committee stated their committee had reviewed the project and voted to accept it.
- Dave MacWilliams asked if this would make the building ADA accessible.
- Jenn Nolasco, representing the Brass Rail said yes, and that the improvements have already been done.

A MOTION to accept the project was made by John Whalley and second by Bryan Walker, the roll call vote was unanimous.

Jeanne Reed yes

Bryan Walker yes

Dave MacWilliams yes

John Whalley III yes

Beth Thomas yes

David Spina yes

Deborah Herath yes

Joanne Horacek yes

Cassaundra Bach yes

- Jeanne Reed said this was important to pass in order to get it on the town warrant.
- Town Council Atty. Coyle verified they would be able to create the warrant article once they received the voted request.

A MOTION to authorize the drafting of the Brass Rail warrant article was made by Dave Spina and second by Dave MacWilliams. The vote was unanimous.

Jeanne Reed yes

Bryan Walker yes

Dave MacWilliams yes

John Whalley III yes

Beth Thomas yes

David Spina yes

Deborah Herath yes

Joanne Horacek yes

Cassaundra Bach yes

- Jeanne Reed asked if there was any additional discussion about the open meeting law violation and stated the minutes from March 3rd. had been submitted and we are now in compliance.
- She continued and asked if the committee had any questions about the revenue sheets and that the committee's meeting with the finance committee was scheduled for that coming Saturday. Next she asked if there were any new projects the committee was looking into. None were mentioned.
- Jeanne Reed and Dave MacWilliams shared information about the current 61 A properties and Dave MacWilliams said the Conservation Committee and the Agricultural

Committee were looking at the first right of refusal on the Mort Vining property and there had been concerns about buildings on the property and selling it as a separate parcel. He also mentioned concerns about meeting the 120 day deadline and they were looking into getting an extension.

- Burt Hansen of 153 Mort Vining Rd. commented that the property already had an P & S from and Oak Ridge Custom Builders and that there were going to be some changes to carve out the 27 acres that could go into conservation and this would require new appraisals and revising the P & S.
- Selectman Doug Moglin asked if it would be to acquire an APR or purchase the property outright.
- Dave MacWilliams responded to purchase it outright to keep it in conservation or use for agricultural or mixed use purposes.
- Jeanne Reed explained they were discussing this incase there might be opportunities for the CPC down the road.
- Jeanne Reed then referenced the deadlines for the town meeting or the possible need for a special town meeting.
- Jeanne Reed then brought up the request to review the prior meetings minutes and vote on them.

A MOTION to accept the minutes of the February 16th minutes was made by Dave MacWilliams and second by Bryan Walker. The roll call vote was 7 with 2 not present for that meeting abstaining.

Jeanne Reed yes

Bryan Walker yes

Dave MacWilliams yes

John Whalley yes

Beth Thomas yes

Dave Spina yes

Deborah Herath yes

Joanne Horacek abstained

Cassandra Bach abstained

New Business:

- Selectman Joseph Deedy presented their revised proposal for the *Town Hall Roof*.
- Deborah Herath asked if they had taken out the AC?
- CAO Karl Steinhart further explained that the process was done and the numbers were refined from the original request, and suggested revisions had been made.
- Selectman Joseph Deedy explained this was just for the roof.
- Deborah Herath asked about the roof being original.
- CAO Karl Stinehart explained the original historic preservation was for the building's facade and that these types of funds had been used in the past for roofs being replaced.
- Jeanne Reed asked if there was any part that would be made to be original, expressing her concerns that the state's regulations might require justification.

- CAO Karl Stinehart stated it would be the same flat roof there being no way to practically redesign the roof considering that utilities would be involved and it would be impractical to change the design.
- Jeanne Reed again stated she felt this was still a gray area and questioned if it was historic preservation.
- CAO Karl Stinehart explained it would be a metal riblet roof and would be considered a rehabilitation project and that was a settled issue that had been reviewed by town counsel and the bond counsel.
- Dave MacWilliams interjected that he had contacted the state to be sure and do his due diligence and wanted the CPC Coalition to deem it acceptable use.
- John Whalley III agreed with Dave that he would like to see the state deem it a legitimate use.
- Town Atty. Ben Coyle asked what state agency they were looking to use to provide their opinion.
- Dave MacWilliams responded, the CPC Coalition.
- Town Atty. Ben Coyle asked if he could be kept apprised of their response and requested to have the opportunity to speak to them as well.
- Dave MacWilliams stated it was a large amount of money and he wanted to know for sure that they were using the money properly.
- Jeanne Reed replied she was concerned they could lose state funding if the project was questioned and the Coalition was their source of information and that it was getting close to town meeting, yet she was still willing to consider it with their coalition approval. She expressed concern they had not heard back from them yet.
- Selectman Doug Moglin discussed the money needed for the project.
- CAO Karl Stinehart said their proposal did not even include any change orders or other possible items and that the March 9th letter detailed the information about the proposed request with the changes.
- Several members offered comments and it was suggested they revisit the proposal after the Coalition response.

A MOTION to continue this to the next meeting was made by Joanne Horacek and seconded by Deborah Herath. A Motion to table to the next meeting the vote unanimous.

Jeanne Reed yes

Bryan Walker yes

Dave MacWilliams yes

John Whalley III yes

Beth Thomas yes

Dave Spina yes

Deborah Herath yes

Joanne Horacek yes

Cassandra Bach yes

- Jeanne Reed asked for a review and approval of the CPC's section for the upcoming Annual Town Report. It was read and discussed, citing the projects and moving the Brass Rail project to 2022 and mentioned several other projects.

- Dave MacWilliams added that it would be nice to see what information comes out of the town's new Master Plan, in hopes there would be ideas for the CPC Committee and future projects and some new directions.
- Beth Thomas and Deborah Herath mentioned the trees along the town tree belt and in front of the cemetery as well.
- CAO Karl Stinehart mentioned the trees at the Cemetery had to be removed because of their age.

A MOTION was made to accept the Annual Report document, with changes, by Bryan Walker and second by David Spina. The vote was unanimous..

Jeanne Reed yes

Bryan Walker yes

Dave MacWilliams yes

John Whalley III yes

Beth Thomas yes

Dave Spina yes

Deborah Herath yes

Joanne Horacek yes

Cassandra Bach yes

- John WhalleyIII requested the first and last names be recorded in the minutes.
- Jeanne Reed provided an update on the interview for a Con Con/CPC secretary-assistant and that they had 2 candidates they were looking at.
- CAO Karl Stinehart stated they were still working on the applications.
- Dave MacWilliams stated they should know more by the next meeting about the positions and also if they had heard back from the coalition they could possibly call a special meeting before the next scheduled one.
- Bryan Walker requested they set the date for the next meeting and it was decided it would be on April 13th at 7PM.

A MOTION to adjourn was made by Joanne Horacke and second by Bryan Walker to adjourn the vote was unanimous. The meeting ended at 7:55.

Jeanne Reed yes

Bryan Walker yes

Dave MacWilliams yes

John Whalley III yes

Beth Thomas yes

Dave Spina yes

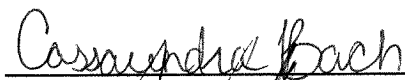
Deborah Herath yes

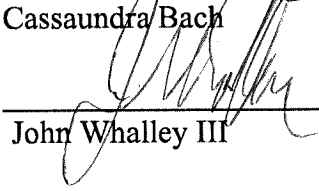
Joanne Horacek yes

Cassandra Bach yes

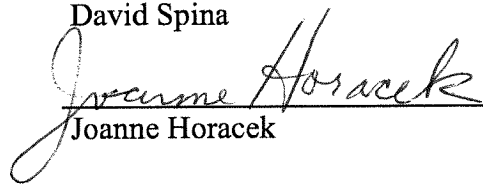
Respectfully submitted,

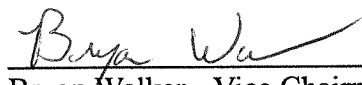
Susan Corey
Secretary – CPC


Cassandra Bach


John Whalley III

David Spina

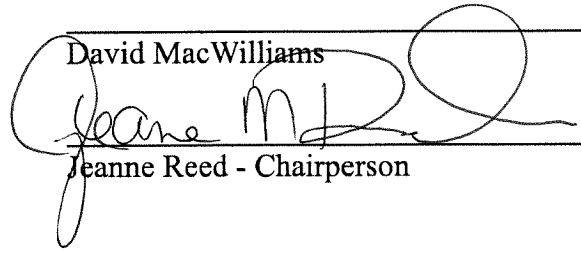

Joanne Horacek


Bryan Walker - Vice Chairperson


Beth Thomas


Deborah Herath

David MacWilliams


Jeanne Reed - Chairperson