



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

April 13, 2022

7:00 PM Hybrid Meeting (recorded)

Town Hall Auditorium

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

Six members of the public were present along with Select Board Members Joseph Deedy, Doug Moglin and CAO, Karl Stinehart. Remote participation by committee member Dave MacWilliams and Jason Perron.

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, in the auditorium.

Public Comment:

None

Old Business :

- Jeanne Reed asked to review old business starting with the ***Brass Rail Project***, to finalize and review the warrant article for town meeting presented at the May 17th meeting. Mentioning to make sure Jenn Nolasco be notified and present for the town meeting.
- ***Town Hall Roof Project***
- A 35 minute discussion with comments from Jeanne Reed, Dave MacWilliams, Beth Thomas and other board members as well as CAO, Karl Stinehart and Selectman Doug Moglin restated issues and clarified information about the project.
- Jeanne Read stated that her concern was that they were not proposing to bring the roof back to its historic nature; she did not feel it was proper use of CPC funds, after her review of the Secretary of Interior's guidelines.
- Dave MacWilliams said he contacted the CPA in Boston for his own personal clarification.
- Beth Thomas spoke as a once student, remembering the original Consolidated School and recognizing the historic importance of the building.
- Karl Steinhart provided some relevant statistical and background information, and he and Doug Moglin stated there had been prior precedent set in helping do work on the town hall by the CPC and that the Town Council and the Historic Committee were in agreement that they supported the project and that it was an appropriate use being in a historic designation. They stated the importance of preserving the town's most used public historic building and that the roof repair, while not going back to its original design which was not feasible because of today's code restrictions, they were trying to keep it as historically aesthetic as possible with the new approved roof design. They stated they were only looking for funds for the historic section of the building. Doug Moglin further explained that the new roof would look similar to the fire stations and more in keeping with a historical look than the current shingles.
- New amount requested about \$830,000.00
- The overall discussion was mixed and verbatim commentary can be found on the Town of Southwick Website above or the link: <https://www.youtube.com/watch?v=4QcAoOxSqa0>
- The discussion was ended and a motion to vote was made by John Whalley at 36:17.

A MOTION was made by John Whalley III and second by Bryan Walker that they vote yes to approve the project and no to reject it.

The roll call vote did not put forward the project. A vote of 5/3 not to accept.

Jeanne Reed no

Bryan Walker no

Dave MacWilliams no

John Whalley III no

Beth Thomas yes

David Spina not present for the vote

Deborah Herath no

Joanne Horacek yes

Cassandra Bach yes

- Dave Mac Williams left the meeting remotely.
- Jeanne Reed asked if there were any **other projects** or things they would like to see worked on.
- John Whalley and Dave Spina suggested several additional possible projects: bocce courts, pickleball, a spray park were all mentioned.
- Bryan Walker and John Whalley talked about pickleball and tennis courts.
- Jeanne Reed encouraged the community to put in applications and stated we get 3% of the tax revenue towards CPC funding and new proposals would be welcomed and are encouraged.
- Diane Gale of 5 Point Grove Rd. asked about submitting a proposal.
- Jeanne Reed said if you have an idea that she could file an application.
- Beth Thomas said if it meets the criteria then it would go to the town for approval.
- Doug Moglin added that pickleball was a fast growing sport and thought it would be well received and the CPC could help put a group together to help make a plan.
- John Whalley commented that a yearly informational meeting was required by the committee.
- Doug Moglin added that if one was posted a lot of people might come with new ideas.
- Jeanne Reed said she would try to figure out a date for a public meeting.
- Beth Thomas asked about September.
- Jeanne Reed said she could keep September in mind and it might jumpstart the application process and keep a public hearing in mind.
- Jeanne Reed was asked about the **Mort Vining Project** and she stated there were legal issues and it was on hold. She said she had read an email from Art Pinnelle, and discussion was tabled for now.
- Marissa Cook-Obregon of 126 South Loomis Street clarified the Con Coms position.

A MOTION to table the discussion was made by Bryan Walker and second by Joanne Horacek. The vote was unanimous.

Jeanne Reed yes

Bryan Walker yes

Dave MacWilliams no longer remote/absent

John Whalley III yes

Beth Thomas yes

David Spina absent

Deborah Herath yes

Joanne Horacek yes

Cassandra Bach yes

- Jeanne Reed then brought up the request to review the prior meeting minutes and vote on them with 2 changes.

A MOTION to accept the minutes of the March 16th, 2022 with 2 changes was made by Jeanne Reed and second by Beth Thomas, the vote was unanimous.

Jeanne Reed yes
Bryan Walker yes
Dave MacWilliams absent
John Whalley yes
Beth Thomas yes
Dave Spina absent
Deborah Herath yes
Joanne Horacek yes
Cassandra Bach yes

- Jeanne Read mentioned she had been working on the May 17th Annual Town Meeting and she had looked at the warrant articles and revenue categories for the CPC.
- Joanne Horacek asked about the money available.
- Jeanne Reed brought up the CPA matching funds and current bonding and reviewed the categories and the account balances.
- Beth Thomas asked about the payments and bonding issues, which were then discussed.
- Jeanne Reed reviewed the CPC application procedures and stated she was looking into streamlining the process. Deadlines for application submissions were discussed.
- Bryan Walker stated that the eligibility should be done at least a week before the meeting.
- Deborah Herath asked for clarification.
- Jeanne Reed replied she wanted to make it easier to have a completed application that is more detailed a month before town meeting.
- Diane Gale asked a question about the deadlines and asked about the Special Town Meeting.
- Jeanne Reed replied it seems like November is what most committees are using and that would give them time to prepare.
- Bryan Walker said the eligibility form we need should be done by when and by whom?
- Jeanne Read replied she was trying to get one together already for them to preview.
- Jeanne Reed said she was working on it and would have a sample for the next meeting.
- Bryan Walker discussed the determination of the eligibility and an acceptance form and the actual application, discussion continued for several minutes.
- Beth Thomas would like to see it to make a determination and then asked questions about the eligibility and the application process.

A MOTION was made by Jeanne Read and second by Deborah Herath to have an eligibility form due one week prior to a scheduled meeting and put in an email to everyone preview.
The vote unanimous.

Bryan Walker yes
Jeanne Reed yes
Beth Thomas yes
Deborah Herath yes
Cassandra Bach yes
Joanne Horacek yes
John Whalley III yes

Joanne Horacek yes
Beth Thomas yes Then brought up the elections in May.
Dave Spina absent
Dave MacWilliams remote/absent

Jeanne Reed mentioned that she felt December 31 was their deadline for projects and after some discussion it was agreed on by Bryan Walker.

A MOTION was made by Beth Thomas to set the application deadline for December 31, and it was second by Deborah Herath. The vote unanimous.

Bryan Walker yes
Jeanne Reed yes
Beth Thomas yes
Deborah Herath yes
Cassandra Bach yes
Joanne Horacek yes
John Whalley III yes
Dave Spina absent
Dave MacWilliams remote/absent

- Cassandra Bach mentioned there would be a skeleton crew at the next meeting.
- Beth Thomas said it would be good for the committee to look at them ahead of time.
- Jeanne Reed that they had had a firm come in to put the packet together for town meeting.
- Jeanne Reed asked about scheduling the next meeting.
- Bryan Walker stated the meeting could be May 11th, 18th or 25th at 7:00 PM.
- Beth Thomas said that we would not want a meeting right after town meeting.
- Jeanne Reed said it would be worth it to go over any new applications. No date was set.

A MOTION was made by Bryan Walker and second by John Walley III to adjourn.
The vote was unanimous.

Bryan Walker yes
Jeanne Reed yes
Beth Thomas yes
Deborah Herath yes
Cassandra Bach yes
Joanne Horacek yes
John Whalley III yes
Dave Spina absent
Dave MacWilliams remote/absent

Respectfully submitted,

Susan Corey
Secretary – CPC

Cassaundra Bach

Beth Thomas

John Whalley III

Deborah Herath

David Spina

David MacWilliams

Joanne Horacek

Jeanne Reed - Chairperson

Bryan Walker - Vice Chairperson

Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future wet fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances