



COMMONWEALTH OF MASSACHUSETTS

## *Town of Southwick*

454 COLLEGE HIGHWAY, SOUTHWICK, MA 01077

### **Community Preservation Committee**

Telephone (413) 569-5995 - Fax (413) 569-5001

<https://www.southwickma.org/community-preservation-committee>

**Minutes April 6, 2021**

**Remote participation for board members**

### **Community Preservation Committee Meeting Email transcription**

Topic: CPC Meeting

Time: 7:00 P.M.

See: March 2, 2022 Minutes for further detail

#### **Members**

Chris Pratt Acting Chairperson

Jeanne Reed-Waldron Vice Chair

David Spina

John Whalley

Beth Thomas

Joanne Horacek

Deborah Herath

Bryan Walker

Ruth Preston

Dennis Clark- Un-paid Consultant

Susan Corey -Secretary

#### **Review Old Business**

Decision to reopen discussion on Select Boards proposal for roof repairs on The Town Hall Roof.

- C Pratt sent out an email to the board members on April 6th at 8:42 PM, inquiring if they felt there was new information they should reconsider and whether to schedule a meeting to discuss the Select Boards request.
- B. Thomas responded on April 6 at 9:50 PM, that she was not interested in scheduling another meeting.
- D. Spina responded on April 7th at 2:58 PM, that the item was worth discussing.
- B. Walker responded on April 7th at 9:58 AM, that he felt there was no new information therefore no reason for another meeting.
- J. Horacek did not respond

- John Whalley could not find a response email
- D. Herath responded On April 7, at 7:05 AM, that she felt there was no new information and an additional meeting was not needed.
- J. Reed-Waldron
- R. Preston- was inactive at that time and did not respond

The committee determined that a new meeting was not warranted.

See: attachments of emailed responses.

Email Request for meeting

- C. Pratt Email

On Thu, Mar 25, 2021 at 10:07 AM chris pratt <prattchris152@gmail.com> wrote:

Hello All,

The Selectboard has resubmitted its application. We will rehear the proposal on March 31, at 7:00. ***Please reply with availability only.***

Please review the updated CPA application for the town hall roof as well as the CPA guidelines for acceptable use.

The highlighted bullet on the flow chart is an appropriate use for CPA funding and could be argued as the reason for funding the roof at the town hall.

However, maintenance is not an acceptable use of funding. This project could be seen as regularly scheduled maintenance as 26-year roofs last around 26 years which is how long the present roof has been on Town Hall. The definition of maintenance under the act reads as follows.

"Maintenance", Incidental repairs which neither materially add to the value of the property nor appreciably prolong the property's life, but keep the property in a condition of fitness, efficiency, or readiness."

Thanks,  
Chris

On 04/06/2021 8:42 PM chris pratt <prattchris152@gmail.com> wrote:



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Hi All,

I received a phone call tonight from Selectboard member Russ Fox. He is recommending that we meet to review the attached information that the Selectboard feels is new and relevant to a decision on the project. Please read the letter from Town Counsel and reply back to me individually **BEFORE NOON TOMORROW** if you think this is new information that we should meet to discuss and vote on, or if you think there is nothing new that would warrant a meeting. If you think this is new information to consider and want to meet, please let me know all of your available times from the list below in order have the greatest number of participants:

Mon 12th. 5:00, 6:00 or 7:00

Tues 13th 5:00 or 6:00

Thank you for your prompt attention to this matter.

#### **Responses:**

**B. Thomas**

**From:** beth thomas <ladeemcb@comcast.net>

**Date:** April 6, 2021 at 9:50:49 PM EDT

**To:** chris pratt <prattchris152@gmail.com>

**Subject: Re: Fwd: CPC - Project Eligibility**

Hello Chris,

I am discouraged by the fact that Mr. Fox felt the need to enlist the aid of attorneys to facilitate the town hall roof assessment project funding through CPC funds. We discussed at two previous meetings that maintenance is not what CPC monies should be used for as stated in our guidelines. I am not interested in entertaining a third attempt at this time as the only "new" information is the Bacon and Wilson header on the letter. If for whatever reason we are

required to perform a third meeting on this matter I will make myself available at whatever time deemed necessary, and my vote will remain against approving any funding for this assessment. Thank you for your service to our town.

Sincerely,  
Beth Thomas

**J. Reed Waldron**

**D. Spina**

----- Forwarded message -----

From: **Dave and Tina Spina** <daveandtinaspina@gmail.com>

Date: Wed, Apr 7, 2021 at 2:58 PM

Subject: Re: CPC - Project Eligibility

To: chris pratt <prattchris152@gmail.com>

CC: Bryan Walker <bam.walker@comcast.net>, Deb Herath <deb.herath@gmail.com>, Ruth Preston <rprestonitsch@aol.com>, beth thomas <ladeemcb@comcast.net>, <boogs30@yahoo.com>, dennis clark <dclark@southwickma.net>, <dolphjoin@comcast.net>, <jhw@wca.com>

I believe this is worth discussing. I'm available either evening, but please note that I would have to leave this meeting at 7pm on Tuesday for a Planning Board meeting.

Thanks,  
Dave

**B. Walker**

From: Bryan Walker <bam.walker@comcast.net>

To: chris pratt <prattchris152@gmail.com>

Date: 04/07/2021 9:58 AM

Subject: Re: Fwd: CPC - Project Eligibility

I reviewed your e-mail, I see no reason to have another meeting as there is no new information.

Bryan Walker



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J. Horacek

**J. Whalley- No response**

**D. Herath**

**From:** Deborah Herath [mailto:deb.herath@gmail.com]

**Sent:** Wednesday, April 07, 2021 7:05 AM

**To:** 'chris pratt'

**Subject:** RE: CPC - Project Eligibility

I believe there is no new information here. I read the information from the Town Counsel's research and it states the same as what Chris has already shared with the Select Board and CPC members.

The lawyer said nothing about prior roofs that were replaced by CPC funding being 'of original construction' – and that is the obvious difference between prior CPC funded roof repairs and this one.

**I don't feel, therefore, that the lawyer was apprised of the differences between prior CPC-funded roof repairs and this one; and therefore could not make a proper recommendation. He also did NOT speak directly with the State on this for clarification but simply cited sources Chris has already explored, so there is another difference in information the council needed to make a proper recommendation..**

**A lawyer without all the facts is not in a position to make a recommendation.**

Therefore, I do not feel we need to meet again, as no new information was presented by the lawyer nor the Select Board.

We also are far past the time we would allow other petitioners to be re-heard, although I haven't been on the Board for long and may be incorrect on this particular point.

I am not available on either date noted by Chris below.

Respectfully,

Deb Herath

**R. Preston-Not present during that time period.**

Respectfully Submitted,  
Susan Corey  
CPC Secretary

Chris Pratt Acting Chairperson  
Jeanne Reed-Waldron Vice Chair/Acting Chair  
David Spina  
John Whalley  
Beth Thomas  
Joanne Horacek  
Deborah Herath  
Bryan Walker  
Ruth Preston