

Community Preservation Committee (CPC) Meeting Minutes
7 December 2017, Shutesbury Town Hall

CPC Members Present: Allen Hanson/Co-Chair and Finance Committee Representative, Rita Farrell/Co-Chair and Community Housing Representative, Sue Essig/Open Space Committee, Margie Tighe-Saporito/Community Member at Large Representative, Chris Donta/ Historical Commission Representative.

Members Absent: Linda Avis Scott/Conservation Commission Representative, Michael DeChiara/Selectman Chair, James Aaron/Planning Board Representative.

Guests: none.

Public Comment Period: none.

Rita Farrell opened the meeting at 7:07pm

Meeting Minutes from 5 October 2017 and Minutes taken from All Boards Meeting on 14 November 2017 are reviewed and approved unanimously.

Notes:

- one date has changed from February 15, 2018 to February 22, 2018 Meeting with Applicants extended.
- our meeting was cancelled for Thursday 25 January 2018 due to the fact that we did not have a quorum.

Agenda Review: no changes

Chris Donta is welcomed and introduces himself as the Historical Commission CPC Representative. We introduce ourselves to Chris.

Agenda Review and Discussion Topics:

1. Rita introduces a preliminary review in order to refresh and familiarize Margie and Chris with the criteria that the CPC uses to judge applications (see Evaluation Criteria part V. Evaluation Criteria p.10-11 of Town of Shutesbury, MA Community Preservation Plan for fiscal year 2018).
2. General and specific criteria for the Determination and Eligibility of 2 Applications that the CPC has received is discussed and reviewed by the group as a whole:
 - Lake Wyola Association, Contact Person Fredrick P. Hartwell
 - Shutesbury Community Church, Contact Person Christopher Footit.

3. The Lake Wyola Association is concerned with investigating silt and weeds clogging and filling up the lake and restoring it to its original depth. They are requesting \$5,000 from CPC funds to do an initial comprehensive engineering research study to assist with an approximately \$15,000 bill to dredge/and or remove this silt and debris. "The overall project will cost several million dollars and require help from the Commonwealth. However, there first needs to be a comprehensive engineering study including extensive lake bed sampling and analysis."
4. The Shutesbury Community Church/The 1827 Meeting House is requesting of \$4,000 to built a wheelchair ramp, a chairlift to move people from the first to second floor, and construction of an accessible unisex bathroom in order to make this historical Shutesbury Town building accessible to everyone.
5. Rita provides the group with several examples of similar projects to the ones in review: and we discuss "hard costs" vs. "soft costs."
6. The group agrees with Sue that the Lake Wyola Association's proposal is an Open Space/ Recreation issue, and not categorically Historic Preservation. Rita reminds us that the public town beach section is accessible to everyone for fishing and potentially swimming. We debate the difference between the words: "restoration," "rehabilitation," and "preservation."
7. Rita recommends that if we are going forward with the Lake Wyola project The Lake Wyola Association must get the Conservation Commission on board with them, since this is a category of their concern.
8. Allen motions for a vote on the Lake Wyola Association's application:
Motion for this proposal/application eligibility: all unanimously vote Yes.
9. Rita and Allen inform the group that this is the Shutesbury Community Church's second application for CPC funds to build the wheelchair access ramp etc. since the first application failed to meet CPC criteria.
10. We discuss the separation of "church" and "state," and the lawsuit pending in Massachusetts court regarding the use of CPC funds to aid "churches"/places of worship that are also historical buildings. Rita familiarizes us and calls our attention once again with the CPA's current involvement with a court case that is pending regarding churches that are also historical buildings. We find that there are (surprisingly) several examples of CPC funds that were approved in the past to support many types of improvements and/or reconstruction of buildings (stained glass windows being the most popular example). All agree that the outcome of this lawsuit has significant impact on our ultimate decision regarding this application since the outcome of this court case will impact all applications

11. The group debates who will be affected and how, as we gain a broader perspective of the subject whether or not to aid in improving accessibility to an important Shutesbury Town historical building, which is privately owned by The Shutesbury Community Church. We consider the fact that this building may otherwise have to close its doors/board-up it's windows if not updated to provide accessibility to those who would need a wheelchair ramp and lift etc. This building The 1827 Meeting House also happens to be the 190-year-old centerpiece on the Shutesbury Town Common. Chris reads aloud the General Criteria and Specific Criteria for Historic Preservation Projects. Rita informs us that Stuart Saginor of The Community Preservation Coalition (www.communitypreservation.org) advises that we "wait and see" the outcome of the Acton, MA court case before making a decision (a discussion of the Acton, MA case ensues...)

12. Rita motions for a vote: 4 vote Yes, in favor; 1 vote no, not in favor.

Votes Taken: 2 votes taken and both Applications pass the first tier of criteria and meet the Determination of Eligibility as per the CPC.
Allen will inform the applicants of our decision to go forward with both Applications.

Future Agenda Items: are reviewed and the Date for Meeting with the Applicants has been changed to give the applicants more time.

Special Occurrences: Allen reads a letter informing us that The Friends of The Library has donated \$1,000 to The Community Preservation Committee
We are very appreciative and thank them for their kindness and generosity

Adjourn: voted to adjourn at 8:50pm

Documents and Other Items Used at Meeting:

1. 11.29.17 "Appendix B Town of Shutesbury CPC Determination of Eligibility Application submitted by Christopher Footit/ Shutesbury Community Church requesting \$4,000
2. 11.30.17 "Appendix B Town of Shutesbury CPC Determination of Eligibility Application submitted by Fredrick P.Hartwell/ Lake Wyola Association requesting \$5,000
3. Fiscal Year 2018 "Community Preservation Plan"

4. a sampling of letters from the Massachusetts Department of Revenue Division of Local Services regarding other similar Massachusetts CPC funded projects for info dialogue and outcomes (as “food for thought”)

Respectfully submitted, Margie Tighe-Saporito, Community Preservation Committee, Community Member at Large