



MINUTES

Meeting of: Town of Hadley – Community Preservation Committee

Date/Time: February 12, 2024 / 7:00 pm

Location: Zoom

Members:	Mary Thayer, Chair	Ray Mieczkowski	Risë Smythe-Freed
	Mark Dunn, Secretary	Denise Barstow Manz	Andy Klepacki
	Diane Kieras-Ciolkos	Andy Morris-Friedman	Adam Bourgault

Public: Karen Sanchez-Eppler, Elisha Bettencourt, Marla Miller, Brian Whetstone, Tom, Barbara Mathews, John Schott, Alisha Nash, Ben Haley, Susan Lisk, Claire Carlson, Diane West, Kayla Loubriel (staff)

ITEMS DISCUSSED

1. MT called the meeting at 7:02pm with more than a quorum.
2. MT introduced Kayla Loubriel, the new Land Use Coordinator with part of her job dedicated to supporting the CPC, and Adam Bourgault, new at-large member. AB indicated he would be interested in the role of Treasurer.
3. Motion made to accept 2/18/23, 3/27/23, and 9/18/23 minutes made by AFM, seconded by RSF, all in favor.
4. MT presented the Treasurer's Report, with \$2,345,191 in available funds and \$681,897 in funds reserved for expenditures for a total of \$3,027,088 in CPA funds.
5. Motion to put \$50,000 in each of the Open Space, Historic, and Housing Reserves made by AMF, seconded by AK, all voted in favor.
6. Brian Whetstone presented the application for Phelps Farm, explaining the historic significance of the building, local context, current condition of the building, plans for rehabilitation, timeline, goals for future use, and requested budget.
 - a. Motion to support this request made by MD, seconded by DKC, followed by a discussion on the application.
 - b. The board made recommendations for PPH to consider in advance of Town Meeting including coming up with a long-term plan for the project, clarifying how the project benefits the town of Hadley, and explaining other funding sources.

- c. MT suggested PPH consider placing a historical preservation restriction on the property.
 - d. AMF clarified some confusion on the Town Meeting procedures.
 - e. A vote will be taken at the March 4th meeting for recommendation of this project.
- 7. MT provided an overview of outstanding projects.
- 8. John Schott requested an extension for the First Church Steeple and Clock repair project and gave an update on the status of the project.
 - a. MT handed the discussion over to AMF to prevent a conflict of interest as she is part of the church.
 - b. MD asked John Schott if he thought the project would need more funds and John explained that he is not asking for more CPA funds at this time and if needed would come back to the CPC in the future.
 - c. A vote for the extension will be taken at the March 4th meeting.
- 9. MT provided an update on the Goodwin Repairs and Goodwin Study Phase II projects. Town Administrator Carolyn Brennan suggested clawing back the funds as the town needs to start over with the project. The expiration dates for these projects are expiring this year.
 - a. Motion to claw back unspent funds for these projects on 6/21/24 to the undesignated fund and historic resources reserve made by AFM, seconded by MD, vote passed unanimously.
- 10. Motion to accept the Code of Conduct made by MD, seconded by RM, vote passed unanimously.
- 11. MT provided a summary of next week's meeting topics.
- 12. MT asked for feedback on the draft Annual Report for 2023. The committee was ok with her submitting it.
- 13. Committee members will send their contact information to KL and she will send out a spreadsheet for easy communication.
 - a. MD gave a refresher on how the committee might be able to communicate without violating Open Meeting Law.
- 14. AK mentioned that the committee might consider getting professional review on some of the applications the CPC receives.
- 15. The next meeting will be March 4th at 7pm on Zoom.
- 16. Motion to adjourn made by AFM, seconded by MD, meeting adjourned at 9:12 pm.