

Town of Great Barrington Community Preservation Committee (CPC)

Minutes of June 16, 2015

Great Barrington Fire Station

The meeting was called to order at 5:30 PM by Chair Karen W. Smith.

Members present: Ed Abrahams, Jessica Dezieck, Martha Fick, Suzanne Fowle, Kathleen Jackson, William Nappo, Deborah Salem, and Karen W. Smith. Members absent: Thomas Blauvelt

Also present: Town Planner Chris Rembold

Administrative Business

Dezieck moved to approve the minutes of May 19, 2015, Abrahams seconded, all were in favor.

Smith said that Senator Downing's office notified her that the proposed new fiscal year budget is looking to fund the CPA Trust fund. She said it is likely that state match percentages will not be as high this year.

FY 17 Step 1 Applications

Construct, Inc. submitted a Step 1 application towards the creation of 11 affordable housing units at 316 State Road. They are seeking \$220,000 from CPA. Abrahams asked if the only question here is whether it meets the criteria of CPA. Smith said yes. She would like to know more about the total project budget, but the only question now is eligibility for CPA. Tim Geller from the CDC said they would be able provide the budget details. Abrahams moved to judge the Step 1 eligible, Fick seconded, all were in favor.

Great Barrington Land Conservancy (GBLC) for River Walk. Rachel Fletcher from River Walk said that GBLC is applying under the Recreation Land category for rehabilitation and restoration of the downstream section of the River Walk. She said extraordinary repairs are needed on the Housatonic River bank to shore up the trail from erosion that has happened. Nappo asked if this would be a temporary solution. Fletcher said no this is a long term fix. Fowle said this is different than fixing a structure. The river is a natural thing. You're talking about money for the trail, but it's not GBLC's job to shape the river. Fletcher said no but the river is eroding the bank and will take the trail with it.

Smith referred the Committee to the CPA matrix. She said it clearly includes trails under Recreational Land and extraordinary repair is needed to save the trail.

Dezieck moved to approve the Step 1 as eligible, Jackson seconded.

In discussion Dezieck asked if this was maintenance. Fletcher said no this is an extraordinary repair. Dezieck wondered whether the Conservation Commission permit allowed for this. Fletcher said she would reread the existing permit.

Jackson asked if there would be an extension of river walk south to the fairgrounds. Rembold said yes, it is being investigated.

Fowle suggested they should check the box in the preservation category too. Dezieck amended her motion to approve Step 1 under the Recreation Land / Preservation category also. Jackson seconded. All were in favor.

Smith asked for a vote on the main motion as amended. All were in favor.

Smith asked Tim Geller what was happening with the remediation at the 100 Bridge Street. Geller said not much, since they are still trying to determine what DEP and EPA need for the testing process. He said he hopes to begin sampling and remediation again this summer. Geller said that if bioremediation does not work, they will cap the site and start building.

Grant Agreements

Smith said the agreements have been approved by Town Counsel. She asked for a motion to approve the basic grant agreement for all nine FY16 grants. Dezieck moved, Nappo seconded, all were in favor.

The Committee then reviewed Exhibit A for each FY16 project:

The Trustees of Reservations: Smith asked why there is a 10% withholding for each? Rembold said it is good practice to make sure everything is completed before releasing all of the money. Fick asked about the news that TTOR is putting a pay-to-park kiosk at Monument Mountain. She said they should not charge for Flag Rock. Committee members had different viewpoints on this matter. Dezieck moved to approve Exhibit A for TTOR, Fowle seconded, all were in favor.

CDCSB for riverfront open space: Dezieck moved to approve Exhibit A for the riverfront open space at 100 Bridge Street, Fowle seconded, all were in favor.

CDCSB for housing: Dezieck moved to approve Exhibit A for the housing at 100 Bridge St, Fowle seconded. Some typos and grammatical changes were made. All were in favor.

Mahaiwe: Dezieck moved to approve Exhibit A for the Mahaiwe, Fowle seconded. Some typos and grammatical changes were made. All were in favor.

St. James Place: Dezieck moved to approve Exhibit A for St. James Place, Fowle seconded, all were in favor.

Newsboy Restoration: Dezieck moved to approve Exhibit A for the Newsboy, Fowle seconded, all were in favor.

Town Hall Eaves: Dezieck moved to approve Exhibit A for Town Hall, Fowle seconded, all were in favor.

Mason Library: Dezieck moved to approve Exhibit A for Mason Library, Fowle seconded, all were in favor.

Historical Society Wheeler Farmstead: There was discussion of whether a 10 year restriction was adequate. Fowle thought it was not needed in perpetuity. Salem wondered if 15 years was better. The Committee discussed and thought 10 was adequate. Dezieck moved to approve Exhibit A for the Historical Society, Fowle seconded, all were in favor.

CPA Plan Revisions

There were no major revisions to the previous plan. Smith said dates needed to be changed. The Committee has to update this and have a public hearing every year. Rembold said he would post the revised draft and advertise for the public hearing for July 21, 2015.

CPA Step 2 Application Format

Abrahams had a question regarding the number of copies to be required. The Committee decided they need paper copies.

Abrahams asked if we should change the meeting requirement to say applicants will be informed of meetings that they need to attend, rather than imply they attend all meetings. Smith said all applicants should be at the first meeting. Once they are here they will know, and the Committee will know, what the subsequent meetings will cover.

Abrahams suggested the Town Meeting requirement be changed from a required presentation to be required attendance in order to answer any questions. All agreed.

Smith said she wanted to avoid the issue we experienced last year with the cemetery where they had other funds available. Jackson said some grants require additional forms. Smith said if it's a town group we should see their budget. Jackson said that would not necessarily show the reserves. Smith said we should ask Town entities whether other funds like reserves or revolving funds are available in reserves or committed. She said the Town Accountant can identify those for us. Jackson said if we want the information then we need to ask for it specifically.

Smith asked if there is anything we need in the application form to accomplish this. Fowle said we should be clear that if we discover there is money available from other sources that the applicant has not disclosed, then it would affect the committee's decision. Rembold suggested the following language: "Describe any other funding that has been sought or is available, and whether or not it can be used for this project." The committee agreed.

There were some additions and clarifications to the project team question, #5 of the step 2 application.

There was a discussion of page limits. Jackson said some information last round was excessive. Smith said we should inform Step 2 applicants that they need not provide the New York City phone book and the history of Charlemagne. Dezieck said there are page limits indicated. Rembold said that is not for exhibits. Smith said we need those project representatives to understand. She suggested that Step 1 applicants meet with Rembold before submitted the Step 2.

Next Meeting Dates

Upcoming meeting dates are as follows:

- July 21: CPA plan public hearing, review any Step 1 applications received
- August 18: if needed to review any Step 1 applications received
- September 8: review last of Step 1 applications received
- October 6: begin review of Step 2 applications
- October 15: continue review
- October 20: continue review
- October 27: continue review
- October 29: continue review

Adjourn

Dezieck moved to adjourn, Abrahams seconded, all were in favor. The meeting adjourned at 7:15 PM.

Materials presented or distributed for this meeting:

- Draft minutes of May 19 meeting
- CPA step 1 Construct
- CPA Step 1 GBLC Riverwalk
- Grant agreement including the Exhibit A for each FY16 project
- 2014 CPA Plan for revisions
- Draft FY17 Step 2 Application Forms

Respectfully submitted:

