

Community Preservation Committee
Minutes for February 20, 2020

X	Nancy Delgado-Bachmann	X	Steven Corbin,	X	Michael Hofler
X	David Lamb	X	Linda Leduc	X	Alex Loss
	Megan Manitsas	X	James Natle		

Meeting called to order at 7:06 p.m. by J. Natle.

Audience attendees: Erica Cross, Nunzio Bruno, Jen Turner, Jill Bierly, Sarah Maroney, LeeAnne Connolly, Jennifer Gallagher

LeeAnne Connolly, Tri-Lakes Management Analysis Application:

Prior analyses have resulted in the \$50K shoreline grant, \$44,750 Stormwater Upgrade, and the current work scheduled for the boat landing at Poole Road. Tri-Lakes now has an annual budget of \$14K and this could be used for spot treatment of invasive aquatic species in Lake Arcadia or on the outlet of Lake Metacomet. This grant is to support the analysis necessary to that work. If spot treatment is indicated, fluridone aquatic herbicide ('Sonar') would be used. This grant request has the strong support of E. Cross, Conservation Commission. A discussion on the advantage of Sonar versus less expensive treatments followed.

The original grant request was for \$18K but by eliminating 2 of the 6 test visits and eliminating the full formal engineering report, this cost could be reduced to \$10K. However, this would require giving up the vital late-May sampling when vegetation is starting to develop for the summer.

Q: Since the DEP stocks the lake with trout, are DEP funds available to assist? A: Possibly, they (Tri-Lakes) are investigating all alternative sources of support.

Q: What would be the cost to include the vital May sampling? A: Additional \$2.5K for a total of \$12.5K

Erica Cross, Dubois Forest Application:

This is to protect a vital 80 acre parcel of property at the end of South Gulf Road; total estimated cost is \$633K. There are three significant sources of funding: A State LAND grant two-thirds match, a Federal U.S. Community Forest and Open Space Conservation 50% matching grant, and this request for funds from the CPC. Applications have been submitted for the second and third grants, the State LAND application window is July of this year.

Possible outcomes:

A) Both the State and the Federal grants get approved, they each provide the matching funds required by the other and thus no CPC funds would be required at all.

B) The State LAND grant is approved but not the Federal – the CPC funds required would be 1/3 of the \$633K (\$211K) and the State would supply the other 2/3 (\$422K).

C) The Federal grant is approved but not the State grant. This is the most expensive to Belchertown (50% of the \$633K) and this is the case presented in the current CPC grant

application.

D) Neither grant is approved and the sale offer is terminated. No CPC funds would be required.

2020 Schedule:

May Town Meeting vote on CPC funding

May / June find out if the Federal 50% matching grant is approved.

July submission of State LAND 67% matching grant application

Fall 2020 results on State LAND grant.

In 2018 a State LAND grant application was made to purchase the property in stages, 40 acres each. For timing reasons the application was not considered but the granting authority feedback was that purchasing the full 80 acres was positively viewed.

This property is significant to Belchertown in that it not only protects a vital wildlife corridor but it has a strategic location that precludes easy development of several hundred additional acres of forest land. Since it sits at the end of South Gulf Road, development from that direction would be prevented. The Conservation Commission gives this application its unanimous support.

Q: Income stream from forestry? A: This would be similar to the Mader property, i.e. \$15-20K every 10-20 years.

Q: If we were to bond this funding it would be contingent on successful grant approval. A: Yes

Q: What is the status of the parking area for Holland Glen? A: Working on clearing, grading, gravel.

Q: Comment on Disc Golf at Constantino? A: Fine with the permit and location.

Nunzio Bruno, Sarah Maroney, 6 Berkshire Ave. Application:

Q: Opening concerns are that this could be a premature expenditure of small dollars versus the total restoration cost.

Q: What is the whole picture for No. 6 and No. 8 and the possible Admin building?

Q: Are there lead or asbestos issues?

A feasibility study is currently being done for the planned use of No.6. Quotes from three reputable contractors for historically accurate window replacement will be in by May. The building has been used for pre-school activities in the past so lead and asbestos must be functional.

The current leakage through the windows and doors makes the cost \$5-6K to heat the building and \$3K to cool it. This approach is to seal the building up enough to make it economical to rent some space with that providing income to continue the project. Mass Development has awarded a grant that is paying for the feasibility study. There will be follow-up Mass Development grants, up to \$250K, requested to fit-out the building. This might be for a commercial kitchen as an example. This grant would look for on-going use and support by the community. They are accruing some funds now.

Long term the funds from renting space plus new grants will provide money to continue the upgrading of 6 and 8 Berkshire.

Q: How do we know the cost of windows being in compliance with the historical period? A: The current renter already replaced some windows without issues related to historical nature. These were the numbers used in the original grant budget request. But new quotes are being done.

Q: If there was not enough funds for the entire grant, what would the priorities be? A: Windows first,

doors second. Of the windows, the first floor is the most important.

Q: What is the condition of the roof? Is it just patched so it doesn't leak or is it in good shape? A: Very good shape. That was the first thing the feasibility study looked at. The current renter had intended to buy the building from the town so when he paid for the new roof to be installed it was done properly.

Q: Please keep us updated on the window costs as the draft numbers come in.

Budget:

The budget was discussed as it pertains to supporting the various grant applications submitted. Without taking a formal vote, the following distribution of funds was considered:

CPC FUNDS		02/20/20			
		Unreserved General	Open Space	Reserved Historic	Housing
Current Balance:		\$169,799	\$35,339	\$42,608	\$149,236
Adjustments:		-\$52,000			(Parsons's Field Debt)
		\$5,600			(Piper Farm Disc Golf)
				\$12,825	(Clapp Library Window)
1	Lk Wallace Trail	-\$40,000			
2	Mt Hope Cemetery			-\$8,000	
3	Disc Golf	-\$14,000			
4	Clapp Library			-\$38,000	
5	Dubois Property	-\$35,000	-\$21,000		
6	Jessica's Electrical	\$0.0			
7	Old Town Hall Roof	\$0.0			
8	Cemetery Pins	\$0.0			
9	Tri-Lakes		-\$12,500		
10	6 Berkshire Ave	-\$30,000			
End Balance:		\$4,399	\$1,839	\$9,433	\$149,236

No bills were presented for approval.

Minutes of Feb 4, 2020 were amended and a motion to accept as such made by J. Natle, second S. Corbin. Motion passed 6-0-1

Meeting closed at 9:32 p.m. on a motion by A. Loss, second N. Delgado-Bachmann, 7-0.

Next Meeting March 3, 2020.