



MINUTES

Meeting of: Town of Hadley – Community Preservation Committee

Date/Time: September 18, 2023 / 7:00 pm

Location: Zoom

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

Public: Paul Kozub

Absent: Diane Kieras-Ciolkos

ITEMS DISCUSSED

1. MT called the meeting at 7:01pm with more than a quorum.
2. MT presented the treasurer's report with highlights being \$30,500 in the Open Space set aside, \$6,550 in the Historic set aside, \$258,339 in the Housing set aside, \$1,303,207 in undesignated funds, and \$500,000 in the general fund reserve.
3. Paul Kozub's application for the St. John's Church restoration was discussed.
 - a. AMF proposed adding \$5,000 to the funding request to help with state paperwork and other administrative processes involved in establishing a Historic Preservation Restriction.
 - b. AMF proposed that the payback clause should be reduced from ten years to three years.
 - c. Discussion followed regarding logistics of establishing a historic preservation restriction on the building.
 - d. MT reviewed the funding request after the board agreed that CPA funds could be used only for exterior repairs, and excluding the ramp.
 - e. MD proposed changing the payback clause period to five years.
 - f. MT made a motion to recommend funding project at \$125,400 under a grant agreement with the conditions that a Historic Preservation Restriction be placed on the property, and that if the property is sold within 5 years of approval at Town Meeting, money would be returned to the town, motion seconded by MD and passed 7-0-0.

4. AMF facilitated a discussion about the roles and functions of the committee and committee members offered several suggestions of things they would like to improve going forward.
 - a. RSF and RM will review MT's website FAQ draft.
5. Motion to accept minutes from August 21, 2023 made by AMF, seconded by RSF, motion passed 7-0-0.
6. MT proposed making changes to the CPA application to include more detail.
 - a. MD, DBM, and MT will review the application and draft changes.
7. The next meetings will be February 12, 2024 and March 4, 2024 at 7pm on Zoom.
8. Motion to adjourn made by AMF, seconded by MD, motion passed 7-0-0. Meeting adjourned at 8:47pm.