

CPC meeting 1/14/2026

1. Called to order at 6:16 PM
 2. Read of remote meeting rules
 3. Read guidelines for business meeting
 4. Members present: Kathy Sylvester, Sean Libby, Peter James, Frank Leoni, Lili Dwight, Julie Caswell, Anne Buchanan, Geoff Brown
 5. Guests present: Ben Benson, Tim Neumann, Charleen Galensky, Chris Harris
 6. The Committee amended the minutes from the December 17, 2025 CPC meeting by deleting the words "Conservation Commission" from Item 8 to clarify that the Mass Trails Application is being made by the Open Space Committee alone. Lil Dwight moved to approve Minutes from 12/17/25 as amended, Julie Caswell seconded; the motion was passed by unanimous vote.
 7. The Committee reviewed the draft conditions for CPC funding of the 1821 Building Project. The draft is based on the similar conditions for the 1888 Building project with suggested changes by the Town Planner.
 - a. It's noted that some remaining 1888 Building proposal wording will need to be removed from this proposal.
 - b. It's noted that several conditions are covered under pre-existing documents and do not need to be repeated here.
 - c. The overarching issues of CPC oversight and how the CPC deals with changes to work already funded will need to be addressed. (For example, a member of CPC may not necessarily have to be on a committee receiving CPC funding but changes may require CPC approval).
- Kathy Sylvester will ask Town Planner Alex Galloway to review CPC discussion of conditions and work with CPC member Peter James on refining the current draft and finalizing a set of conditions that the CPC can vote on.

8. The Committee reviewed the Tack Painting application with guests Chris Harris of the Friends of Deerfield and Tim Neumann of the Pocumtuck Valley Memorial Association.

- a. A new timeline was validated by the conservation studio that will restore the painting in Florence, Massachusetts.
- b. The Diocese of Springfield does not want the painting in the Holy Family community center.
- c. PVMA is open to publicly showing it as a new acquisition in a welcoming exhibition and then storing it in a location that will allow it to be seen with advance notice.

The CPC is prepared to vote on funding the Tack painting restoration once it receives a final application with an updated timeline from Mr. Harris and a letter from Mr. Neumann regarding display conditions.

9. The Committee reviewed the Laurel Hill Cemetery application for CPC funding: It is noted that CPC will be used for restoration. Mr. Harris notes that ongoing maintenance has been and will continue to be covered by Deerfield Cemetery Association and that substantial private funding goes into Laurel Hill maintenance. A review of data on Laurel Hill expenditures has been completed. The distinction between restoration and maintenance will be carefully adhered to and the CPC remains open to funding future restoration work at Laurel Hill. Peter James moves that CPC funding for Laurel Hill Cemetery restoration be approved as amended, with conditions. Julie seconded the motion. This motion passed unanimously.

10. The Committee reviewed the draft conditions for creating a Conservation Fund that can be used to promptly purchase property that the Town would like to conserve when it comes on the market. Julie Caswell reports that the Open Space committee has circulated a draft detailing:

- a. How the fund will be established.
- b. What conditions and restrictions could be or should put on CPC money going into the fund.
- c. How the Conservation Fund will make decisions about how to spend the money.

This draft has been shared with the Conservation Commission (which is a joint applicant for this proposal) and with Town Administrators.

- a. Conservation Fund money will be managed by the town accountant
- b. The draft will be amended to stipulate that Conservation Fund expenditures will be detailed in the annual Conservation Commission report.
- c. Committee members disagreed about whether further development of the draft Conservation Fund application was needed. Within the committee, some felt that the draft was sound and complete while others felt more work was needed to ensure CPC funds would be used appropriately once they were released to the Conservation Fund due to the complexity of conservation land deals and the lack of statute in this area when compared to building deals.

A document entitled DRAFT FOR DISCUSSION OF GRANT AGREEMENT LANGUAGE was visually shared with the committee and read out loud. It was noted that this document was approved by the Open Space Committee and was shared with the Conservation Commission.

It was noted that future grants from the CPC to the Conservation Commission could utilize amended language to address issues not addressed in the present grant and that other proposals to the Open Space Committee would still be accepted and be in no way limited by the language utilized in the establishment of the Conservation Fund.

Lili Dwight moved to accept the conditions as presented and reviewed by the committee. Sean Libby seconded the motion. The motion was passed with six “Aye” votes and two abstentions.

11. Lili Dwight moved that the CPC approve the Conservation Fund project, Julie Caswell seconds the motion and it passes with six “Aye” votes and two abstentions.

12. The committee discussed the CPC annual report which outlines CPC funding up until June 30, 2025. The report will be sent on to the Town.

13. The committee agrees that an effort will be made to reach out to the committee members who abstained from the last two votes to explore their concerns and then discuss them at the next meeting.

14. A progress report to the Town Common application was reviewed. It will expire June 30, 2026.

14. Lili Dwight moves that the meeting be adjourned, Kathy Sylvester seconds the motion. The committee votes unanimously to adjourn at 7:43PM.

The next meeting of the Community Preservation Committee will be in two weeks; on January 28, 2026 at 6:15 PM on Zoom.