

01.28.2026 Community Preservation Committee Minutes

1. Called to order at 6:18 PM
2. Reading of remote meeting rules
3. Reading of guidelines for business meeting
4. Members present:

Anne Buchanan, Frank Leoni, Geoff Brown, Kathy Sylvester, Lili Dwight, Peter James, Sean Libby

5. Guests present during the course of the meeting:

Alex Galloway, Ben Benson, Charleen Galensky, Chris Harris, Tim Hilchey, Tim Neumann

6. Lili Dwight moved to approve Minutes for 01.14.2026 Community Preservation Committee, Sean Libby seconded, motion passed by unanimous vote.
7. Review and Voting on Tack Painting Application

Chris Harris affirms that the cost and the scope of the work are still the same as originally presented.

Conditions of CPC Grant:

Painting will always be owned by a Non-Profit in the Town of Deerfield
Deerfield residents will always have reasonable access to view painting.

Details of CPC Grant to Friends of Deerfield to preserve historic painting:

CPC will be making just one \$5,000 grant toward this project

The applicants have about \$10,000 dollars in hand already

Total cost of project is \$55,000

A private donor is prepared to fund the project following CPC grant

Friends of Deerfield will start restoration once all funds are in place

\$5,000 will cover removal and moving it to a studio in Florence

Lili Dwight moved to approve CPC recommending to Town Meeting that a \$5,000 grant be granted for the restoration of the Tack painting under the conditions outlined above, Geoff Brown seconded the motion; the motion passed by unanimous vote.

8. Review of Mill River Cemetery Application

Ben Benson clarifies that this will be a preservation project, rather than a repair of gravestones. The historic significance of the cemetery is affirmed in that the individuals buried there are members of families represented in

other, older town cemeteries and embody Deerfield history through their lives and deaths, regardless of their current level of fame. Ben Benson will document the historic significance of the Mill River Cemetery and present a final application at the next CPC meeting.

9. Review Draft Conditions on 1821 Building

Alex Galloway clarifies that, since the CPC is funding the historic preservation of the property, there must be conditions/restrictions on the deed to ensure that the property will continue to benefit Town residents as specified in the Community Preservation Act.

The draft of those conditions that has been crafted by CPC member Peter James and Alex Galloway may need to include the Massachusetts Historical Commission's approval that the 1821 Building is an historical property. The Town Counsel may also need to clarify aspects of those conditions.

The term of the restrictions may need to be determined; permanent restrictions can be complex.

Prior to restoration, an engineering study including both the steeple and the floor will need to be done (since the stability of the building depends on all sections of the structure being sound

The CPC will continue to discuss this topic at our next meeting.

10. Review Grant Award Agreement Draft

The committee reviewed the current draft, making clarifying changes to the draft that will be incorporated into a final draft by Alex Galloway. The finished product will be sent to applicants whose projects are approved by Town Meeting.

11. The committee agreed to next meet on February 18, 2026 at 6:15.

12. Lili Dwight moved to adjourn this meeting, Ann Buchanan seconded the motion; the committee unanimously votes to end the meeting.

13. Meeting adjourned at 7:17 PM

14. Next Meeting: Wednesday February 19, 2026 at 6:15 PM via Zoom