

Meeting

Present: Lili Dwight, Frank Leone, Kathy Sylvester, David Lawless, Sean Libbey, Ben Bensen (Clerk), Alan Swedlund

Visitors: Darius Modestow, Julie Chalfant, Karen Dodge, Kevin Brennan, Carlon Ness, Jack Soper (sp.)

Meeting called to order at 6:20 p.m. Alan mentioned the unanticipated new business, including a new request to entertain consideration of accepting a proposal from Frontier, urged by the Selectboard.

Minutes from the March 15 meeting, with some corrections. Lili moved, David seconded approval as corrected; all approved.

New Business not anticipated within 48 hours of the meeting, and visitors, given their interest in the topic, an application for refurbishing the tennis courts. Alan had recommended that because the proposal was late in coming it should not be considered. Also, when the proposal was made there were no funds available. This committee has "always tried to work with applicants," and not all committee members had reviewed the application. Without prejudging the application itself, and not being certain that town by-laws permit consideration, we have generally held to state requirements as to deadlines. Kathy suggested that we should consider it, despite the precedent we'd establish. There's only \$24,000 available in Open Space funds. The Selectboard has already requested all the "funds available" for the 1888 project, but can the request be modified? The application and supporting documents have come in very late.

Carolyn Ness said that the application was delayed because the Selectboard had not submitted the application on behalf of the School Committee, and had agreed to do so "well over a month before" the application was due. The other three towns' CPC committees have recommended acting on the proposal. For the Finance Committee, Julie Chalfant mentioned that there was no money available for capital projects (this year will be a tight budget year). Options are few. Alan reiterated that it's a worthy project for the students and townspeople. He wondered if we could consider bringing it forward in a special Town Meeting in the Fall. That way all planning could be done appropriately, and "all our ducks will be in a row."

Darius Modestow pointed out that the application was a combined effort with the Selectboard and School Committees, with Frontier expected to cover a share both from CPC funds and other Town sources. He described the process as "many committees failing to communicate properly" while trying to be open and clear. Alan regretted that this committee had had no hint that the application was coming. Deerfield's good reputation for "making good applications" was noted as important. Julie noted that the CPC's deadline is not in the by-laws, but Alan reiterated that it was and had been a firm policy. Lili noted that the CCI committee exists to prevent such confusion. David Lawless suggested that the extenuating circumstances, concerns for safety, and thinking of the municipality, and he moved that we accept the application and meet again to consider it. Kathy Sylvester seconded.

Sean observed that changing deadlines would be a "Pandora's box," despite his appreciation of the project. Alan observed the potential for difficulties if a non-profit were to apply, if the CPC were to approve the Town's proposal now. It would establish a difficult precedent. Alan wondered about other possible sources of funding for the project, and also if it was truly "shovel ready."

Darius said that the school's project was one of several under way; COVID confused the issue, but the school has to move forward. The project is out to bid, and the completion date is anticipated in early September. He noted that it was "unfair" to ask in the manner he had, but that he deals with exceptions every day. Julie noted that "we'll have to find other sources" to fund the project if CPA funds aren't available, but that other projects could be cut back on. Compared to the funds being requested for the 1888 project, it's a small request.

Lili wondered if any other school project could be substituted for funding, but Darius suggested that this was the best fit. The other projects aren't CPA-worthy. Lili expressed being torn for "the sake of the committee and those who come after us" should we make this exception. Alan referred to previous funding for the tennis courts. It's a very difficult decision for the members of the committee.

Alan asked for a vote. The committee voted as follows: David Lawless: Yes. Frank Leone: Yes. Sean Libbey: No. Ben Bensen: Yes. Alan Swedlund: No. Kathy Sylvester: Yes. Lili Dwight: No.

Alan suggested that we need to know if the Selectboard would release the additional funds necessary. Can we schedule it for Wednesday, April 5? All agreed. Lili agreed to download it to the CPC's Drive. The Selectboard will be contacted to assure that the additional funds will be made available; we can still make a recommendation to approve the \$24,000 requested.

Updated application review. \$20,000 for feasibility review of the bikeway has been withdrawn, as Greenfield has not approved that town's share of the project, so that application has been withdrawn. This leaves \$24,000 available for the tennis courts. The 1888 proposal has already been tabled.

Remaining applications: Ben moved, Lili seconded, all approved the PVMA proposal.

Lili's Senior Housing proposal has been amended. Alan noted that proposals "get tweaked" on occasion as circumstances change. So, her proposal now seeks all funding available from the Senior Housing portion of CPA funds. A property is available, with a willing seller. Lili believes that CPA funding may be insufficient, but any purchase of property must be approved by Town Meeting. It's possible that any such decision might be delayed until next year. No change in the application except for the size of the request (\$60,000 more). David asked if we were prepared to divulge the location; Lili hoped so. David suggested that this could be very difficult to explain to Town Meeting. Lili wondered if the \$86,000 requested for planning be separated from the potential purchase.

Kathy moved, Frank seconded that we approve the proposal. All approved, except David and Lili abstained.

Alan observed that we need to vote for the set-asides (10% each for Open Space/Historic, and Affordable Housing plus 5% for administrative costs).

Lili moved, Ben seconded approval for Open Space. All agreed.

Lili moved, Kathy seconded approval for Historic Preservation. All agreed.

Lili moved, Ben seconded approval for Affordable Housing. All agree.

Lili moved, David seconded approval of Administrative costs. All agreed.

Could we apply administrative funds towards the Tennis Courts? Alan suggested we need a legal direction. To be discussed at the next meeting.

David moved, Lili seconded that we adjourn. All agreed. Adjourned at 7:51pm