January 11, 2023 CPC Meeting – Hybrid

In Attendance:

Attorney Richard Cavanaugh, Pat Fiero, Sidney Poritz, Carol Heim

Susan Lynton, Don & Sara Robinson, Sam & Cynthia Black, Julie Shively

Susan Mareneck

CPC Members In Attendance: Apple Ahearn, Danielle Barshak, Steve Ball, Steve Freedman, Skip Fournier, Ann Tweedy

Absent: Gail Berrigan

Meeting Commenced at 7:02 pm

Minutes of the December 2022 meeting were approved unanimously with Steve Freedman Motioning First and Steve Ball, Seconding the Motion to Approve.

**Moore’s Corner Schoolhouse Planning Grant – Leverett Historical Society**

Project proponents from Leverett Historical Society – Susan Lynton, Sara Robinson, Julie Shively.

A reworked application for an initial Planning Grant for the building recommended by CPC was submitted to the committee on December 31st 2022

Questions to the applicants centered on clarification of the two bids provided and the substance of some of the aspects of the bids and whether they belonged in the proposal.

One bid from Clark & Green Architecture Design, Great Barrington of $83,000 included elements that went beyond the scope of a planning grant and these aspects were questioned.

More information on costs associated with these sections was requested by the applicants by the next meeting.

More research will be done on CPC eligibility of these sections of the quote as well.

Applicants clarified that the bid from Larochelle Construction Company included in the packet was for a foundation repair estimate which was subcontracted by Clark & Green. This estimate was less than originally estimated in a prior application to CPC for funding.

The second bid from the Mass Design group, a non-profit organization based in Boston, MA was a brief statement that an estimate of Architecture and Engineering design fees would be 15 – 18% of the hard cost budget. This bid document provided notation that based on an estimated cost of $250,000 the design fee would be approximately $40,000 to $45,000.

It was observed that this bid’s description was very brief and provided no breakdown of specific actions and their projected costs.

Applicants will get more information where requested to the CPC by the next meeting.

Friends of the North Leverett Sawmill (FONLS)

Project Name: Heritage Park and Nature Trail Across/Along the Sawmill River – Part 1 and 2

Representatives in Attendance: Sam and Cynthia Black, Susan Lynton, Sid Poritz, Pat Fiero and Attorney Cavanaugh.

The project is now applying for CPC funds under the Recreation category and has submitted a reworked proposal to the CPC.

Sam and Cynthia Black answered questions and spoke to recent updates and additions, including a quote from The Whole Tree, part of the application package, that was sent via email to the CPC earlier in the day of January 11, 2023. Andrew Young, The Whole Tree was able to visit the site and provide an estimate for work in the removal of 6 trees along the proposed trail on town land.

Further updates provided by FONLS Representatives were a correction of budget items for the amount of trees removed and the fee for the signage content consultant.

Under discussion were the budget items that may not be eligible under CPC such as the sign verbiage content consultant and lawyers’ fees.

The two owners of the land for the proposed trail – FONLS and Town of Leverett – present challenges for how bids from consultants are navigated.

It was determined that Mickey Marcus’s fees for Mapping and NOI preparation present two separate bids rather than one. The same process would apply to Daniel Salls, the land surveyor for the parcels.

Applicants will rework the budget with this feedback and resubmit for the February meeting.

Attorney Cavanaugh, representative for FONLS and Leverett Historical Society will research the CPC eligibility of items in question. Leverett CPC will continue to do the same.

Other Applications:

The Rattlesnake Gutter Trust’s Rattlesnake Gutter Road project has been withdrawn. The road’s identity as a county road makes funding the project through CPC challenging. The project proponents are evaluating best next steps to re-designate this road as a recreational trail, better reflecting its contemporary use and making it eligible for future funding.

The Town of Leverett’s Application for replacing the stone wall and improving green space around Town Hall was withdrawn.

Motion to Adjourn Meeting at 9:04 was made by Steve Freedman and seconded by Steve Ball and approved unanimously.

Next meeting is February 1st, 2023

Respectfully Submitted by,

Ann Tweedy