

**Northampton Community Preservation Committee Minutes  
July 7, 2021**

**Time: 7:00 pm**  
**Place: Remote Online Meeting**

Brian Adams	✓
Linda Morley	✓
Julia Chevan	✓
Chris Hellman	✓
Jeff Jones	✓
Martha Lyon	✓
Dan Krassner	✓
Jen Smith	✓
Janna White	✓
Sarah LaValley - staff	✓

Brian called the meeting to order at 7:02 PM

**General Public Comment**

None

**Approval of Minutes**

Martha moved to approve the March 3, 2021 minutes. Seconded by Linda, the motion carried unanimously by roll call vote.

**Chair's Report**

Brian introduced new members, Jen Smith from Conservation Commission, and Planning Board representative Janna White, and noted that CPC staff Sarah LaValley passed the American Institute of Certified Planners exam. The Committee will plan to continue meeting remotely at least through the summer.

**Determination of Expedited Review Status and Schedules, Hampshire and Hampden Canal Historic Documentation and Michelson Galleries/132 Main Street Façade Restoration**

Brian stated that the Committee's role at this point is to consider whether the applications meet the criteria for expedited review.

Sarah provided a preliminary financial review. Approximately \$1.4 million can be expected in local revenue, and debt service will be about \$250,000. This does not include state revenue.

Linda asked why the applications were not able to be submitted in previous rounds. Paul Gulla, Michelson Galleries, stated that by the time information and quotes were received, it was too late for the prior round. Expedited review is required to allow the work to take place before winter. Carolyn Misch, Assistant Director of Planning and Sustainability, stated that other canal communities participating in the effort are ready to move forward with funding, an expedited review would allow that momentum to be captured and an RFP for the work issued. Martha moved to determine the Canal application eligible for expedited review. Seconded by Linda, the motion carried unanimously.

Dan moved to determine the Michelson Galleries application eligible for expedited review. The Committee discussed possible complications with provision of public funds for a private business. Brian noted that this could possibly spur other applications for private companies and individuals, and possibly raise inurement and private benefit concerns. Martha noted that a request from the Union Street Jail condominium was not recommended for funding; the CPC determined that was not an appropriate use of public funds. Paul Gulla noted that

the building is one of the most visible buildings in the downtown historic district. Richard Michelson added that the space is opened to community groups at no charge. The interior has been maintained, but the façade detail is not critical to the business. The Committee discussed safety concerns. Paul stated that a structural engineer identified risk, but that additional work is needed to determine failure concerns. Linda asked about possible façade removal. Sarah noted that a change in material or appearance would require review by the Central Business Architecture Committee, but that listing on the National Register of Historic places does not create any architectural review. The motion carried unanimously. Sarah will schedule the next meeting and inform applicants of deadlines.

**Adjourn**

The meeting was adjourned at 7:47 PM.