

**Northampton Community Preservation Committee Minutes  
October 18, 2023**

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

Brian Adams	✓
Bev Bates	✓
Julia Chevan	✓
Chris Hellman	✓
Jeff Jones	✓
Martha Lyon	✓
Jonah Zuckerman	
Kevin Lake	✓
Chris Tait	✓
Sarah LaValley - staff	✓

Brian called the meeting to order at 7:02 PM

**General Public Comment**

None

**Approval of Minutes**

April 12 2023. Martha moved to approve the minutes. Seconded by Julia, the motion carried unanimously by roll call vote.

**Chair’s Report**

Brian stated that a dedication of the newest Habitat for Humanity home is coming up. Requests submitted this round far exceed what is available for the full fiscal year. Chris added that applicants are encouraged to resubmit if a project is unable to be funded due to financial limitations.

**Meetings with Applicants for CPA Funds**

*Rocky Hill Greenway Trail – Planning & Sustainability*

Carolyn Misch, Director of Planning and Sustainability, thanked the CPC for past funding for the project, which was expected to be ready to be advertised in summer 2023. MassDOT required additional tree removal and another 100% design submittal. This necessitated takings, appraisals, and design costs. It is planned to seek capital improvement funding for the next year, but this is not guaranteed and would create a delay. Martha asked if escalation is factored into the budget. Carolyn stated that the project is already of the Transportation Improvement Program (TIP) list for state construction funding, and a federal earmark is available for phase 2 construction.

*Connecticut River Greenway Trail – Planning & Sustainability*

Carolyn Misch provided an update on milestones completed over the past year. The 10% design is complete, key parcels of land were acquired. Hatfield approved work at town meeting. This allows a connection to Elm Court and TIP funding. Next step is an MOU that outlines land swaps and responsibilities. The project design is complicated due to the railroad, topography, and resource areas. If CPA funding is awarded, a consulting engineer will be engaged to continue working towards the 25% design. This will take 1-2 years to complete, and will move the project towards inclusion on the TIP. It is not anticipated that CPA funding for construction will be necessary if the project is able to be included on the TIP. MassDOT is an integral component of the design review stages and will provide feedback along the way. It is not likely that a full 25% design would be completed and all funding

spent if the project were not able to be listed on the TIP. Some delays are always possible. Brian asked about flooding. Carolyn stated that the area is high above the river.

#### *Boggy Meadow Road Design – Planning & Sustainability*

Carolyn Misch provided an overview of the work, which extends from the former Moose Lodge on Cooke Avenue to the beaver pond, and would allow design of a soft surface, unpaved trail along this length. The Open Space Plan calls for accessible trails where possible. This would create a destination trail to the marsh where the existing trail with impediments is located. Accessible spaces are being added to the new parking lot being created as part of the Moose lodge redevelopment. The trail will allow for continued vehicle accessibility for maintenance and increase recreational opportunities. Martha asked if the grade can be addressed to meet accessibility. Carolyn stated that Berkshire Design included a topographic survey of the road in preliminary housing plans, and the grade to the marsh can be brought to the 8% maximum for trails. Surface options will be determined during design; the trail will not be paved. The Committee discussed possible flooding. Carolyn noted that crossing the marsh could present additional challenges, but pond levelers are in place to maintain the marsh at close to existing levels.

#### *Pickleball Creation – Recreation Department*

Ann Marie Moggio, Recreation Director, provided an update on the feasibility study that led to selection of Ray Ellerbrook Field as the preferred location for pickleball courts. Carlos Nieto, Berkshire Design, talked about site due diligence. The existing site included stormwater capacity for the gravel parking area that will be converted to pickleball courts. Overall existing drainage will remain the same, and the stormwater system integrated into the courts as needed. The courts will not generate oils or other contaminants. There is no sewer available onsite, so a vault toilet is proposed. Resource areas are far enough from the area that wetland permitting should not be a concern. The updated budget reflects recent real project costs from similar projects nearby. Chris Hellman noted that 90 percent of project costs are requested from CPA, and asked about donation opportunity. Ann Marie Moggio stated that a fundraising group has been created. Chris Tait noted that some parking is being removed and asked if replacement is necessary. Carlos stated that parking should be sufficient for the uses based on a study. Brian asked about the planned 8 foot fence. Ann Marie stated that the fence is shorter than that needed for tennis, and added that the fencing between courts may be eliminated to save costs. Kevin asked if staging to scale to available funding is possible. Ann Marie replied that additional amenities could be phased, but there is no opportunity to scale the courts unless some are removed.

#### *Laurel Street Housing – Valley CDC*

Alexis Breitenicher and Laura Baker, Valley CDC, presented the project. Laura stated that state funds are in place and designs are in-hand. CPA funding was not anticipated to be needed, but construction costs are higher than expected. The site is one mile from downtown and units will not include any fossil fuels. 17 units will meet universal access standards, and three will be fully accessible. The project was designed to fit into the neighborhood in theming. Three construction proposals were received; these were 13-28 percent over estimates. The low bid will be pursued, but state sources would ask for a local contribution if additional funding were requested. The CPA request is the real amount needed to complete the project. Bev stated that she appreciated the due diligence and added that state funding is maxed out.

### **Adjourn**

The meeting adjourned at 8:57 PM.