

COMMUNITY PRESERVATION COMMITTEE
MINUTES
April 11, 2023

A regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, April 11, 2023 at 6:00 pm via remote participation through Zoom. Present were Bart Hoskins (Chair), Carole Hamilton (Vice Chair), John Boris, Bob Callahan, Deborah Greel, Kate Martin, Joy Livramento-Bryant and Rebecca English. Also present was Patti Kelleher of the City of Salem Department of Planning & Community Development.

Chair Hoskins proposed that the committee review applications in order of funding request from lowest request to highest. He noted that the committee is not required to approve the full funding request and can vote to approve a reduced amount.

Public comment

Tim and Linda Jenkins were present on the call and expressed their availability to answer questions relating to the Pickering House application.

Ms. Kelleher noted that Acting Mayor Robert McCarthy had submitted a letter to the Committee outlining the City's priorities relating to CPA funding for municipal projects.

Review and Vote on Applications Received

Salem Common Design Plan – City of Salem

Mr. Callahan expressed concern about funding a study versus funding construction. He prefers CPA funds go towards a construction project.

Ms. Greel noted that it is often harder to find funding for designs and studies so CPA can be a good source.

Ms. Martin noted that a study is used to evaluate what can be done and the landscape design would be based on the goals of the study. It is a question of whether to complete a study to determine options or go straight to design phase.

MOTION: Mr. Callahan made a motion to rank the project medium. Mr. Boris seconded the motion. VOTE: All were in favor and the motion so carried 8-0.

Tea House and Barn Roof Replacement - The House of the Seven Gables

MOTION: Ms. Hamilton made a motion to rank the project high. Mr. Callahan seconded the motion. VOTE: All were in favor and the motion so carried 8-0.

Pickering House and Barn Exterior Restoration

Ms. Greel noted that this building is one of the oldest houses in the United States.

Ms. Martin noted that the photos provided showed the urgency of needed restoration.

MOTION: Mr. Callahan made a motion to rank the project high. Ms. Hamilton seconded the motion. VOTE: Six were in favor (Hoskins, Greel, Hamilton, Martin, Boris and Callahan) and two were opposed (Livramento-Bryant and English). The motion carried 6-2.

Ms. Greel asked if the CPC has considered preserving the history of a building when reviewing projects, particularly in light of ownership of enslaved people.

Mr. Hoskins suggested that this be considered in the Annual Plan process. This could include incorporating appropriate and adequate historical interpretation as part of the project.

Ms. Livramento-Bryant suggested adding a line item in the application on how project will interpret history of building and/or site.

Fort Lee Preservation and Management Plan – City of Salem

MOTION: Ms. English made a motion to rank the project high. Ms. Hamilton seconded the motion.

Discussion:

Mr. Callahan reiterated his preference for funding construction projects over studies and plans but noted the importance of Fort Lee.

Ms. Kelleher stated that she was the City staff person managing the project and could answer any questions the committee may have.

Ms. Greel noted that the previous plan for the site was completed in 2003 more than 20 years ago and much has changed including impacts from climate change. She also noted the connection of Fort Lee to the planned Pioneer Village relocation at the Camp Naumkeag site.

VOTE: Roll Call: Ms. Martin, Ms. Greel, Ms. English and Ms. Hamilton voted in favor of ranking the project high. Ms. Livramento-Bryant, Mr. Callahan, Mr. Boris and Mr. Hosking voted in opposition. The motion did not carry (4-4)

MOTION: Ms. Hamilton made a motion to rank the project Medium. Mr. Callahan seconded the motion. VOTE: Five were in favor (Livramento-Bryant, Greel, Callahan, Hamilton, Hoskins) and three were opposed (Boris, English, Martin) and the motion so carried (5-3).

Hamilton Hall Exterior Restoration

MOTION: Mr. Callahan made a motion to rank the project High. Ms. Greel seconded the motion.

Discussion:

Ms. Livramento-Bryant noted that Hamilton Hall is utilized by many in the community and is a highly visible historic landmark. Ms. Greel agreed noting that Hamilton Hall has continued to increase their community engagement.

VOTE: All were in favor and the motion so carried (8-0).

Residences at the Exchange Salem – Exchange Salem Nine Limited Partnership

Mr. Callahan noted the large budget of this project and although he believed it was a good project, it has already received CPA funding in previous round. He recommended that it be ranked Medium.

Ms. Hamilton noted that the project is still in the permitting process with many approvals still pending. She recommended that the project receive its necessary approvals before any additional CPA funding is provided. Allocating funding while approvals are still pending results in significant CPA funds being locked up while other worthy projects may be ready to go.

Mr. Hoskins noted that the project is a public/private collaboration with a number of units to be available at below market rates. He stated that affordable housing was his priority for this funding round.

MOTION: Ms. Greel made a motion to rank the project Low. Mr. Callahan seconded the motion.

VOTE: Six were in favor (Martin, Greel, Callahan, English, Hamilton and Boris) and two were opposed (Livramento-Bryant and Hoskins) and the motion so carried (6-2).

Emmerton House Repointing – Woman's Friend Society

Melissa Stockbridge from the Woman's Friend Society was present on the call to answer questions. She stated that the previous CPA funding was for window restoration. The current project is for brick repointing. The project estimate is \$500,000 so they are phasing project with priority given for areas showing extreme mortar deterioration.

Ms. Greel noted that water infiltration can cause significant damage to a building.

Ms. Livramento-Bryant asked how space is utilized. Ms. Stockbridge replied that all space is used by the residents with common space also open to the community for special events. The residential space is typically full with a waiting list.

MOTION: Mr. Callahan made a motion to rank the project High. Ms. Hamilton seconded the motion. VOTE: All were in favor and the motion so carried (8-0).

Old Town Hall Restoration – City of Salem

Ms. Greel recused herself due to a conflict of interest and left the virtual meeting.

Ms. Livramento-Bryant noted that Old Town Hall is in a central location and restoration will benefit the downtown.

MOTION: Mr. Callahan made a motion to rank the project High. Ms. Hamilton seconded the motion. VOTE: All were in favor and the motion so carried (7-0).

Ms. Greel returned to the meeting.

Palmer Cove Park Renovation Phase II – City of Salem

Mr. Hoskins expressed his appreciation for the Acting Mayor's letter prioritizing Palmer Cove Park for CPA funding. He noted that the FY23 request represents the final phase of the project and is instrumental for finishing the project.

Tom Devine, Senior Planner for the City, was present on the call. He noted that the project received \$100,000 in CPA funds for Phase I and \$115,000 for Phase II in the FY22 CPA round.

MOTION: Ms. Greel made a motion to rank the project High. Mr. Callahan seconded the motion. VOTE: Seven were in favor (Martin, Livramento-Bryant, Greel, Callahan, English, Hamilton and Boris) and one was opposed (Hoskins). The motion carried 7-1.

The Residences at El Centro – North Shore CDC

MOTION: Ms. Hamilton made a motion to rank the project High. Ms. Greel seconded the motion. VOTE: Seven were in favor (Martin, Livramento-Bryant, Greel, Callahan, Hoskins, Hamilton and Boris) and one was opposed (English). The motion carried 7-1.

Ms. Greel left the meeting at this time.

Roof Replacement at 5 Barton Square/140 Washington Street – Salem Housing Authority

Mr. Boris recused himself as a Salem Housing Authority member and left the virtual meeting.

Mr. Callahan questioned why the SHA is requesting full funding for the roof replacement. The SHA owns the top two floors of the building; are the owners of the lower units contributing to the project.

Ms. Livramento-Bryant agreed with Mr. Callahan and suggested that this be addressed when recommending allocation of CPA funds.

Mr. Hoskins noted importance for SHA to attend next meeting to address any questions.

MOTION: Ms. English made a motion to rank the project High. Ms. Hamilton seconded the motion. VOTE: All were in favor and the motion so carried (6-0).

Mr. Boris returned to the meeting.

Approval of Meeting Minutes

Mr. Boris made a motion to accept the March 14, 2023 meeting minutes. Ms. Livramento-Bryant seconded the motion. All were in favor and the motion so carried.

Next Meetings

The Committee considered availability for a second meeting in April for funding allocations and agreed on April 26th as a possible date. Ms. Kelleher stated that she will circulate a poll to see who would be available for that date. She will also see if allocation discussion could wait until the next regularly scheduled meeting on May 9th.

There being no further business, Ms. Hamilton made a motion to adjourn at 7:30pm. Mr. Callahan seconded the motion; all were in favor, and the motion so carried.

Respectfully submitted,

Patti Kelleher
CPA Administrator