

COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
October 10, 2017

A Public Hearing and regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, October 10, 2017 at 6:00 pm at 120 Washington Street, Salem, MA. Present were Chair Kevin Cornacchio, Ed Moriarty, Joanne McCrea, Carole Hamilton and John Boris. Also present was Jane Guy of the City of Salem Department of Planning & Community Development.

Mr. Shea and Mr. Hoskins arrived later in the meeting.

Public Hearing & Public Comment

Mr. Cornacchio stated that the purpose of this public hearing is to solicit input regarding the development of the FY18 Community Preservation Plan. He stated that the Plan will be used to guide the Community Preservation Committee's decision-making when reviewing and recommending project applications for Community Preservation Act funding. He reminded audience members to take a handout and sign in. He stated there is also an English/Spanish survey and that participants may provide comment verbally or on the survey.

Ms. Guy provided a PowerPoint presentation overview of the CPA.

Mr. Cornacchio opened up the public hearing to questions and comments.

Mary Usovicz, 2 Botts Court, stated that she is a candidate for Ward 2 City Councillor and has recommendations for projects received from Ward 2 residents including funding for the Salem Common fence, for which she would want to see funded continuously, funding for the historic water fountain put back by the playgrounds and basketball court on Salem Common and funding for the seawall at Collins Cove, which has deteriorated, with pieces sinking into the ocean, and whose repair would protect the playground investment with CPA funds. She noted that the Salem Common Fence received \$100,000 the first year, \$60,000 the second year, but zero the third year.

Mr. Cornacchio stated that certain projects cannot be awarded funds for maintenance.

Ms. Usovicz noted that the bubbler has been completely removed and that it would need to be replaced.

Ms. Guy stated that the application for the Salem Common fence application from the last round has been carried over to the upcoming round. She noted that there has also been CIP funding set aside and that the different funding sources get coordinated.

Ms. McCrea stated that the first round, the City submitted an application for \$50,000 for the fence and the CPC doubled the award to \$100,000 because there were available funds and the expense of the fence. In the second and third year, the CPC received more proposals from different parts of the city, and the CPC had to consider all priorities and other proposals throughout the city.

Jessica Herbert, 79 Webb Street, stated that at Proctor's Ledge there is no water source and that in 2 ½ months they have had 2 dead oak trees and 8 dead arborvitaes and she recommended that water be considered in future landscape projects and also that new water fountains should have spigot so that a hose can be attached. She believed a water line to Proctor's Ledge would fit all categories. She stated that she would also like to see historic workshops funded for residents, particularly related to new technology, such as HVAC, meters and solar, so that people will learn how to incorporate these new technologies without interrupting historic fabric. She also encouraged the creation of new elderly housing because she understands that there is currently a 12 year waiting list for elderly housing in Salem and that no new elderly housing has been created in Salem since 1988.

Christine Lutts, 11 Salt Wall Lane, thanked the Commission on behalf of the Friends of Greenlawn for past CPA funding for the Dickson Memorial Chapel. She stated that Phase 1 is complete, which included the rose window and some work to the structure to prevent the elements getting inside. She stated that, unfortunately, there is not enough funds available to stop the deterioration. There will be a ribbon cutting on November 28<sup>th</sup> to highlight Phase 1. She asked that future CPA funds be considered to further stop the deterioration and noted that the Chapel could be able to bring in funds for itself once restoration is completed.

There were no further comments and the public hearing portion of the meeting was closed. Mr. Cornacchio thanked the attendees.

Ms. Guy stated that written comments may be submitted until October 27<sup>th</sup>.

#### Other Business

#### *Approval of minutes – 4/24/17*

VOTE: Mr. Boris made a motion to approve the minutes of April 24, 2017. Ms. McCrea seconded the motion, all were in favor and the motion so carried.

#### *Review of Determination of Eligibility Applications Received*

The Committee reviewed a Determination of Eligibility Application received from the Salem Little League.

Mr. Shea stated that the applicant needs to have site control or something from Park and Recreation giving authorization. We would need to make sure the City is on board.

Ms. Guy stated that it would probably have to be a co-applicant situation. If the CPC determines they are eligible to apply, it could be noted in the invitation letter.

Mr. Moriarty stated the Little League is a extraordinary organization that has provided tremendous service to generations but noted that the issue is whether public funds can be used for this particular purpose. He questioned if a concession stand on public property is inherently part of recreational land. He did not see how a concession stand has anything to do with rehabilitation/restoration of recreational land. He did not see how funds could come from us to

pay for a structure that has nothing to do with recreation. He felt it is an attempt to defray the costs for running the league. He stated he might be persuaded, but felt it is a stretch and would prefer an opinion of the City Solicitor before acting on the application.

Ms. Guy suggested that she contact Stuart at the Community Preservation Coalition.

Mr. Moriarty felt that he would be an excellent resource. He questioned what the structure would have to do with active or passive recreation. He stated that he would not have a problem paying for a fence to demarcate the field or to pay for a dugout. He did feel a press box used to defray costs fits.

Mr. Cornacchio questioned why the federal funds for the project did not cover the concession stand.

Ms. McCrea questioned why the application wasn't coordinated with the City.

Mr. Boris made a motion to table the application to the next meeting in order to get more information. Ms. Hamilton seconded the motion, all were in favor and the motion so carried.

Mr. Shea suggested that it be explained to attendees that the CPC does not initiate proposals or projects.

Ms. McCrea suggested that it be clear that CPA does not fund maintenance.

Ms. Guy noted that applicants with eligible projects get a whole funding package and that it is also all on-line but she can certainly add it to next year's presentation. She added that this is the place where people want to express their thoughts on what would be a good project, so she would not want to take that away or tell people they can't suggest projects.

Mr. Shea agreed, but noted that we should at the same time tell them that submitting an application is in their hands.

Ms. Guy noted that maintenance on an historic property can be considered preservation or restoration and might be able to be funded.

#### *Funding Availability Update*

Ms. Guy distributed the CPA Funding Availability spreadsheet. She stated that \$200,497.97 is currently available until the FY19 estimated surcharge revenues and estimated State match funds are determined in March, 2018. This includes \$63,250 in the Housing Reserve.

#### *Member reports on solicitation of comments from city boards/commission*

Ms. Guy stated that she received an email from Carol MacGown that stated that there were no recommendations from the Salem Housing Authority.

Ms. Guy read a letter from Jessica Herbert of the Salem Historical Commission which recommended adding language to the Community Preservation plan that encourages compliance

with the Secretary of the Interiors Standards for Rehabilitation for all projects that affect an historic resource, not just those considered in the Historic Preservation category. The letter also affirmed their support for funding private entities projects that meet the review criteria.

Mr. Cornacchio stated that the Neighborhood Improvement Advisory Committee was in support of funds for the Salem Common fence.

Ms. Hamilton stated that the Planning Board did not have any comments.

Mr. Hoskins stated that the Conservation Commission did not have any comments, yet.

Mr. Moriarty stated that the Bicycling Advisory Committee is interested in having funds provided toward bike projects. He stated that he explained the need to associate their requests with recreation or open space.

Ms. Guy reminded the at-large members that the Salem Redevelopment Authority will be meeting on October 11<sup>th</sup> to discuss their comments.

Ms. Guy noted that there were two withdrawals of applications that had been carried over – Salem Public Library cracking investigation and Winter Island Function Hall deck.

#### Next Meeting Date

Ms. Guy stated that the next meeting date is scheduled for Tuesday, November 14, 2017, which will be to review the draft plan and additional comments received.

**There being no further business, Mr. Boris made a motion to adjourn. Ms. McCrea seconded the motion; all were in favor, and the motion so carried.**

Respectfully submitted,

Jane A. Guy  
Administrator