

COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
October 8, 2019

A Public Hearing and regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, October 8, 2019 at 6:00 pm at 98 Washington Street, Salem, MA. Present were Vice Chair Tim Shea, Carole Hamilton, Ed Moriarty, Mickey Northcutt, Chris Burke, John Boris Deborah Greel and Mark Pattison. Also present Jane Guy of the City of Salem Department of Planning & Community Development.

Public Hearing and Comment

Mr. Shea stated that the purpose of this public hearing is to solicit input regarding the development of this year's Community Preservation Plan (for FY19). 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 stated that there is a handout available, as well as a survey. Attendees may provide comment or verbally and/or on the survey.

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

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

Mr. Burke asked if there were any changes at the State level.

Ms. Guy replied that the State adopted raising the registry fees so that there is a dedicated additional revenue stream that will start in October, 2020. Next year we will see 2 months at the old level and 10 months at the new level and in FY21 we will have a full year with the new revenue. The Community Preservation Coalition did a guestimate on if we had gotten these funds in the last year, it would have been an extra \$200,000. Whether we get that amount in the future, remains to be seen.

Suzie Moulton, stated that she lives on the back side of the Salem Common. She asked who submits CPA requests for projects such as the Common – the City or the neighborhood association.

Ms. Guy replied stated that it needs to be the agency that has site control. She stated that the neighborhood association could be a co-applicant with the Park and Recreation Department. They would need to sign the application, as the agency that would proceed with the project if it were funded, but the neighborhood association could write the application.

Christine Madore, Ward 2 City Councillor, stated that she would like to advocate for additional investment in Curtis Memorial Park on March Street, commonly referred to as the Carlton School park. She stated that it is in terrible disrepair, there is mold, and it is not accessible to children of all abilities. She stated that she will get a conversation started with the school principal to bring an application forward.

Anthony Brooks, 7 Clarke Ave., stated that he was present on behalf of the Salem Willows Yacht Club, of which he is the Chairperson. He stated he was speaking with regard to the Salem

Willows plan. He stated that he was concerned about Phase 2, which includes the removal of Salem Willows Yacht Club parking lot, which they have had since 1986, when it was given to them by Park Department. He stated that the Phase 2 plan is to remove the parking lot and put in a 150' pathway. He stated that the parking lot removal would be disastrous to the club, noting they have 20-25% senior citizens. He noted that it would also eliminate overnight parking. He stated that the boating community brings in an estimated \$100,000 revenue to the City. He added that the club is open to anyone and it is a non-profit club and that the lot removal would be disastrous to them and the Salem Willows as a whole.

Mr. Shea asked if the gift was the use of the land.

Mr. Brooks replied that in 1986, the Park Department gifted the land to them, and it was supposed to go to the Planning Board and the State. He stated that he learned that it never went beyond the Planning Board and State because the State does not give up land to anyone unless something is given back. He believed it was given to us so that members would not take up spaces in front of the arcades. He acknowledged that the ownership has always remained with the city and that this is the first time there has been a proposal for the lot to go away. He would like to see that portion of the Phase 2 plan to be reconsidered. He stated that parking is already abysmal, particularly for elders.

Mr. Shea suggested that the club work with the City, as it is not the CPC's roll to have input on the considerations he outlined. The CPC can only look at whether the project is eligible for CPA funds.

Ms. Guy stated that CPC does not currently have a Salem Willows Phase 2 application before them, and she did not know if the City would be submitting a proposal to have it funded with CPA.

Ms. Greel stated that years ago she was a member and that it was a great club, but noted that her understanding is that there it is not open to the public unless they pay a membership fee. There is no public access except for members.

Mr. Brooks stated that there is a locked gate for security reasons, but all membership applications are accepted. He stated that they are not a private club, with a \$300 annual membership fee and that they are a non-profit and are here to help the community as well.

Hillary Grimes, 25 Butler Street, stated that she is Co-President of Witchcraft Heights PTO. She stated the PTO formed a playground committee this year to look at Witchcraft playground which is not ADA compliant. She stated that there are some students at the school with mobility issues and there are three issues they would like to address. The location of the current playground is at the rear of the school and up a hill, so it is not accessible to a wheelchair. The cover is mulch, which is also difficult for students with mobility issues. For equipment, if a student were able to get to the playground, there is nothing for them to do and the existing equipment is outdated and has some safety issues. They are looking to create a new playground that is accessible, safe and enjoyable for everyone to use.

Stephano Cornelio of Valley Street stated he is the ADA Coordinator for the Trial Court. He stated that it is not only those with physical disabilities, but also those with special needs who also cannot use the equipment. He stated that investing in the park would provide for those with

physical disabilities, but also those with special needs with things such as softer equipment or rounder edges, so that someone with those conditions can still participate. Access to a playground should be available to all kinds of disabilities. He stated that if students with disabilities can't access it, then Salem is not including everyone. He stated that the current equipment is dated and inaccessible.

Ms. Guy asked if they are working with someone at the School Department for the application.

Ms. Grimes stated that they are working with Manny Cruz, the Superintendent and Buildings and Grounds, who came with Mayor Driscoll, Representative Tucker and Senator Lovely to tour the playground.

Mr. Shea stated that committee has been supportive of these types of projects. He stated that all had very active parents as participants.

Donna Fritz, 57 Summer St., stated that Witchcraft is home to the Lifeskills Program, which is specifically designed towards persons with disabilities, which is why Witchcraft is bringing this, because para has brought it to us. She added that she also works for Hamilton Hall, who was just awarded a MPPF grant to undertake a building study this year. She stated that it will identify what they should be doing to the building and asked if there is anything they should do going into the study to set themselves up for successfully applying for a grant in the future.

Ms. Guy stated that detailed cost estimates broken down by historic feature should be provided by a preservation consultant.

Mr. Burke stated it was good that they are undertaking the study first and felt that the CPC preferred to fund the physical improvements.

Ms. Greel stated they should indicate all the things they do all year in order to show community benefit.

Ms. Moulton asked if the CPC does a new plan each year.

Ms. Guy replied that the new studies from the past year are included in the plan, along with new financial numbers. It is essentially an update and annual report. If there is a recommendation to change award criteria that is adopted by the CPC, that will be included.

There were no further comments and Mr. Shea thanked the audience and closed the public hearing portion of the meeting.

Ms. Guy stated that written comments may be submitted until October 25<sup>th</sup>.

#### Other Business

#### *Approval of Minutes – 6/11/19*

Mr. Boris made a motion to approve the minutes of 6/11/19. Ms. Hamilton seconded the motion, all were in favor and the motion so carried. Ms. Greel abstained from voting.

*Funding Availability Update*

Ms. Guy distributed the CPA Funding Availability spreadsheet. She stated that \$168,071.29 is currently available until the FY20 estimated surcharge revenues and estimated State match funds are determined in March, 2020.

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

Ms. Guy stated that she received an email from Ed Moriarty who attended the Bicycle Advisory Committee, which she had passed on to members. She stated that she also received an email from the staff person for the Committee, indicating that they did not have formal written comments. She noted the deadline is October 25<sup>th</sup>.

Mr. Burke asked if the \$168,071 is what was available at the end of the last round.

Ms. Guy replied in the negative and stated that there was only .20 left. The \$168,071 is made up from surcharge revenues beyond what was estimated, unspent admin, projects that were completed under budget, and fees and interest as of June 30<sup>th</sup>, which was reported to the DOR on October 1<sup>st</sup> for certification. By the CPC's next meeting, it should be certified for use, should the CPC receive any applications. She stated the CPC had previously discussed using it for the tennis courts, but that her understanding is that it will not be submitted.

Mr. Burke stated that they obtained alternative funding for the tennis courts.

Mr. Pattison stated that last year there were not enough funds to fully fund the Salem Athenaeum request and asked if it might be something that could be brought back up.

Mr. Shea replied that the organization could submit a request for an adjustment.

Ms. Guy stated that, typically, the CPC holds the funds and combines it with the budget available in the Spring, unless an emergency comes up, so that there is a larger pot to work with. She noted that there were some carried over applications that were not funded that will be brought back in the Spring.

Next Meeting(s):

Ms. Guy stated that the next meeting is scheduled for Tuesday, November 12, 2019, which will tentatively be to review the draft plan and any additional comments received from boards or the public.

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

Respectfully submitted,

Jane A. Guy  
Administrator