

COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
November 14, 2017

A Public Hearing and regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, November 14, 2017 at 6:00 pm at 120 Washington Street, Salem, MA. Present were Chair Kevin Cornacchio, Ed Moriarty, Joanne McCrea, Tim Shea, Bart Hoskins, Mickey Northcutt, Chris Burke and John Boris. Also present was Jane Guy of the City of Salem Department of Planning & Community Development.

Arriving later in the meeting was Bart Hoskins and Mickey Northcutt.

Public Comment

There was no public comment.

Review and Vote on Funding Application Received – 1-3 Bemis Street Acquisition

The City of Salem Park and Recreation Commission submitted a funding application for the acquisition of two lots adjacent to Gallows Hill Park to incorporate into the park and preserve an existing basketball court that is threatened to be demolished if the lots are sold to a developer. Mr. Cornacchio stated that this is due to a paper street through it.

Ms. Guy stated that the City is requesting \$100,000 for the recreational land purchase. It would require a permanent restriction. There is currently a developer offer to purchase the lot so there is some urgency.

Mr. Cornacchio stated the City would have to relocate basketball court and said it was a great opportunity for the city to purchase.

Mr. Shea stated that the assessed value is somewhere between \$115,000-130,000.

**VOTE: Mr. Boris made a motion to recommend an award of \$100,000 with \$10,032.97 from the FY17 Budgeted Reserve and \$89,967.03 from the Fund Balance, conditional that a permanent restriction be executed limiting the use to parkland in perpetuity. Ms. McCrea seconded the motion; all were in favor and the motion so carried.**

Review of written comments received

Ms. Guy read written comments received from the Salem Redevelopment Authority and Bicycle Advisory Committee and re-read comments received from the Salem Historical Commission.

Review Draft Community Preservation Plan for release for public comment

Ms. Guy reviewed the Draft Community Preservation Plan. She stated that there were a couple changes made to the review criteria based on the comments received.

Mr. Shea asked if the changes in criteria will limit the CPC's ability to make awards.

Mr. Moriarty noted that it is a legal truism that any language you add to criteria can neither add nor subtract, increase nor decrease any authority that the Committee has pursuant to the general statute. He stated that as long as we are exercising a good faith effort to set forth all the criteria we have, that will never give us more power than we were meant to have, nor will it relieve or reduce any power that we have. This is just a suggestion of how we exercise that power.

There were also two new studies added which she encouraged the board to review prior to review of applications in the Spring. She stated that once the draft is ready, she will release it for a two week public comment period.

**Mr. Shea made a motion to accept the draft plan as amended and release for a public comment period. Ms. McCrea seconded the motion, all were in favor and the motion so carried.**

#### Review and Vote on Determination of Eligibility Applications Received

##### *211 Bridge Street Window Repair/Replacement – The Bridge at 211*

The application for a Determination of Eligibility for window repair/replacement at 211 Bridge Street under Historic Resources was reviewed.

**VOTE: Mr. Moriarty made a motion to find the proposed project is eligible (with the project name to be Window Replacement), to be submitted under a CPA funding application under Historic: Preservation. Ms. McCrea seconded the motion; all were in favor and the motion so carried.**

##### *Forest River Park Concession Stand – Salem Little League (SLL)*

Ms. Guy read the opinion the CPC requested from Stuart Saginor of the Community Preservation Coalition regarding the concession stand eligibility.

Mr. Shea stated that he spoke with Trish O'Brien and noted that SLL has not gone before Park and Recreation for approval. He noted that the underlying issue is ownership and feels that it needs to be worked out first.

Mr. Burke stated that there has been discussion of other uses such as for ticketing for Pioneer Village. He noted that SLL came before the Park and Recreation Commission early on, long before submitting this application, and that the Commission was not part of this application. He felt that if it is on park land, the City would own it. He felt it was unfortunate to use the word "pressbox" and preferred "official scorer". He would like to study it a little more.

Mr. Shea stated that he felt it was eligible for at least partial funding for the concession stand, but only once they get their ducks in a row and the City is on board.

Ms. Guy stated that this is similar to the playgrounds at the schools. The CPC has required the City to co-sponsor and be responsible for the project. This funding application should be

something that Trish O'Brien has to sign and be responsible for the project, even if SLL writes the application.

It was noted that the letters of support submitted by Mayor Driscoll and Councillor Ryan were for a grant application to Little League International and do not constitute written consent of the property owner to submit an application.

Mr. Northcutt stated that the application fails the site control test.

Ms. Guy stated that in her communication to them with the funding application materials, she can explain that, as done with schools/PTO's, this would need to be a co-application and the City would own the structure.

Mr. Shea felt the City should be the applicant and that they can make any arrangement they want for use with the SLL.

Ms. Guy stated that it could be co-applicants as has been done with the PTO's who actually prepare the application, but it becomes the City's property and the City is responsible.

Mr. Moriarty stated that the park is used intensely during the season. He stated that he felt it was a misnomer to call it a press box, and is convinced that the structure is inherently necessary. He agreed that there are site issues that should be resolved through Park and Recreation. SLL has made a difference for years in kids' lives.

Mr. Burke stated that Salem Little League people who donate time shouldn't be discouraged and that he understands that they are protective because volunteers were recruited to build the concession stand and then it was taken down because of the field project. He noted that the city owns it, but that the Salem Little League should be encouraged.

Ms. McCrea stated it was not meant as a criticism.

Mr. Boris stated that it is a legal issue.

Mr. Moriarty stated that it is a hurdle that they can overcome.

Mr. Shea agreed and that in communication it should be made clear that it is eligible, not to call it a press box, and that they need to get the City on board.

Ms. Guy stated that this would have to be owned by the city in order to be funded through CPA.

Mr. Northcutt agreed, because it is on park land.

Ms. Guy stated that they could work out an agreement with Park and Recreation on use. Park and Recreation needs to be at least a co-sponsor.

Mr. Hoskins suggested the City have agreement with SLL on use, operation and maintenance.

Mr. Shea noted the cost estimate is between \$140,000 and \$190,000.

Mr. Northcutt stated it is a fairly extensive structure.

Mr. Hoskins agreed it was a pretty elaborate design.

Ms. Guy asked if the structure was consistent with the recommendations in Stuart's email.

Mr. Shea noted it has an elevator and bathrooms.

Mr. Northcutt felt it was more like a bathroom facility than a stadium facility. It is supporting the use of an outdoor park as an ancillary facility.

Mr. Hoskins stated that it is a lot of money and someone is going to have to take care of it.

Mr. Cornacchio agreed.

Ms. Guy stated that the CPC has not typically spent that kind of funds on projects.

Mr. Northcutt suggested that the CPC might fund just the first floor concession and storage. He stated he does not remember anything that fancy down there in the past.

Mr. Cornacchio agreed that two stories with an elevator is excessive. He noted that ADA must be met.

Mr. Northcutt stated that SLL might have an additional funding source.

Mr. Burke expected that they would meet it by half, even if through volunteer labor.

Mr. Shea questioned it having public bathrooms. He felt that the bathroom should be just for those working in the concession stand, as there are public bathrooms recently completed nearby. He agreed it was a little elaborate.

Ms. McCrea noted that it should be checked for location in the flood zone.

**VOTE: Mr. Northcutt made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation: Rehabilitation. Mr. Boris seconded the motion; all were in favor and the motion so carried.**

#### Other Business

##### *Available Funds Update*

Ms. Guy stated that the available funds had not changed since the last meeting and that with the acquisition of Bemis street lots at \$100,000, the balance available is \$37,247.97 in the Fund Balance and \$63,250 in the Housing Reserve. The FY19 budget process will begin in March, prior to review of the next round of funding applications.

#### Election of Officers

*Chair*

Mr. Boris nominated Mr. Cornacchio for Chair.  
Mr. Cornacchio accepted the nomination.  
Ms. McCrea seconded the motion.

On the nomination of Mr. Cornacchio for Chair, all were in favor and the motion so carried.

*Vice Chair*

Mr. Boris nominated Mr. Hoskins for Vice Chair.  
Mr. Hoskins accepted the nomination.  
Ms. McCrea seconded the motion.

On the nomination of Mr. Hoskins for Vice Chair, all were in favor and the motion so carried.

Next Meeting Date

Ms. Guy stated that the next meeting date is tentatively scheduled for Tuesday, December 12, 2017, which will be to review any comments received on the draft plan.

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

Respectfully submitted,

Jane A. Guy  
Administrator