

COMMUNITY PRESERVATION COMMITTEE
MINUTES
September 13, 2016

A meeting of the Community Preservation Committee (CPC) was held on Tuesday, September 13, 2016 at 6:00 pm at 120 Washington Street, Salem, MA. Present were Chair Kevin Cornacchio, Leslie Tuttle, John Boris, Bart Hoskins, Edward Moriarty, Mickey Northcutt and Tim Shea. Also present was Mayor Kimberly Driscoll, and Kathleen Winn and Jane Guy of the City of Salem Department of Planning & Community Development.

Public Comment

Copies of excerpts of the draft conceptual design completed by Sasaki dated 9/9/16 for 289 Derby Street were distributed to the members.

Mayor Driscoll stated that 289 Derby Street site is currently used for temporarily uses such as a carnival in October and by the PEM which rents for parking and is not being used for its highest and best use. She stated that the City has engaged the owner about his interest in selling, partly driven by the activity happening nearby such as Notch and Flatbread which are helping bring additional vibrancy to Derby Street and also an opportunity to activate the South River. The Salem Harbor Plan looked at the south commercial waterfront/South River channel as place that could be activated. Some of the components have been incorporated, such as the harbor loop and Peabody Street Park. The Plan envisioned looping the entire walk around and incorporated areas of entry from Derby Street and other corridors to get to the South River with the goal to activate the space. With the investment in Notch and Flatbread, both will have to include some kind of walkway in each of their designs. She stated that the fear is if someone puts a building on this site, we would lose the visual access point to the water. She noted that it was interesting that with the PEM expansion, and the old Liberty Street past the tercentennial memorial through to Derby, a corridor of greenspace has been created, which gives the first view of the harbor from the downtown. She stated that you would not know there is a harbor, if you are just walking around Derby Street, particularly if there is a building there and that this is an opportunity to connect the South River to greenway with that being the gateway to the South River and the waterfront. The handout provides examples of illustrations of what other places have done to create a waterfront that is an active gateway. The South River could be a fun place with something like Waterfire or other light show with music. The river could have kayaks or other small vessels. The goal is to have some kind of programming and placemaking opportunity, such as Lawn on D, with events such as food trucks while enjoying other activities. She stated that the City would still have to do due diligence on soil conditions. The project would complete the harborwalk and an idea might be to have a pavilion which works as an amphitheater, or to get another abutment over to Peabody Street Park to connect to the neighborhood and have another place viewing. There is a possibility of having remote control boats. She noted that some of these ideas that don't cost big dollars could be done right away. The City has worked with Sasaki, who has a landscape architect that lives in Salem. There will need to be a much deeper process and some dialog with state park officials regarding open space opportunities in gateway communities. She noted that Salem does not have that much waterfront property left that is not developed. The site has been appraised at \$1.44 million and the owners had received an offer of \$1.4, so it is pretty close. If determined eligible, a bonding schedule will be submitted with the funding application. She stated that this would preserve access to the South River and would help to create a nexus between the downtown and the waterfront for generations to come. She would like to try to make it as public and exciting a space as possible.

Review and Vote on Determination of Eligibility Application – 289 Derby Street

The Determination of Eligibility Application was previously distributed to the members.

Mr. Shea stated that it sounds like the project is eligible.

Mr. Cornacchio stated that there is not much open space left in Salem; therefore this is a great opportunity.

Ms. Tuttle stated that it would provide waterfront access, which is another priority.

Mr. Northcutt stated that the fact that restaurants are investing is wonderful. He noted that North Shore Community Development Coalition is within 6 months or less of coming before the city to build something across the river on a lot that they own. He noted that they want to have something cool and funky in the spirit of this, such as on the first floor, having a community space that might have bathroom and kitchen facilities that could be an asset for events. He stated that he felt the acquisition of 289 Derby Street is an eligible project.

Mr. Northcutt made a motion to find the proposed project eligible, to be submitted under a CPA funding application under Open Space: Acquisition. Mr. Boris seconded the motion, all were in favor and the motion so carried.

Mr. Hoskins stated that it will commit Salem to CPA for the 20 years.

Mayor stated that it would commit Salem to funding it for 20 years. She stated that the local match last year was \$565,000 and we cannot bond for more than the local match. The State has some grant programs that we might be able to tap for the development. Perhaps there is some opportunity for shared spaces in the future.

Approval of Minutes

Mr. Moriarty made a motion to approve the minutes of 7/12/16. Mr. Shea seconded the motion; all were in favor and the motion so carried.

Other Business

Ms. Guy reminded members that they need to encourage their boards/commissions to provide written comment no later than 10/27/16. Board staff were provided the information, and members should make sure it gets on an agenda in September or October and at-large members can attend NIAC, SRA and/or the Bicycle Committee.

Next Meeting Date

Ms. Guy stated that the next regular meeting date is Tuesday, October 11, 2016, which will be the public hearing.

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

Respectfully submitted,

Jane A. Guy
Administrator