

COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
May 9, 2023

A regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, May 9, 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.

Mr. Callahan recommended that the Committee divide the funding equally between the top 8 ranked applications – i.e. \$150,000 to each applicant.

Ms. Martin questioned if the Committee was to recommend an allocation of \$150,000, would this not be enough to complete projects. She suggested Committee ask applicants directly.

Discussion

Tom Devine, Senior Planner, Department of Planning & Community Development spoke to say that the City is seeking \$250,000 to complete Palmer Cove Phase II and a reduced amount would not allow project to be completed. City has exhausted all other sources and the \$250,000 was a real gap not coverable by other funding sources

Julie Barry, Senior Planner for Arts & Culture, Department of Planning & Community Development, spoke to say that the City's request for Old Town Hall exceeded \$150,000 and the extra request was needed to leverage other funding sources.

Mr. Devine noted that the City has already approved CDBG and CIP funding for Palmer Cove and without the full funding of the \$250,000 request the City would not be able to go out to bid to finish the project or would need to eliminate components of the project.

Ms. Livramento-Bryant suggested giving all applicants 50% of their request but full amount to Palmer Cove.

Ms. Greel noted that completion of Palmer Cove is very important for the City and it was ranked highest.

Cathy Hoog, Salem Housing Authority was asked about receiving partial funding from the requested \$350,000. She responded that they would need to re-evaluate other projects as their funding overall was limited.

Ms. Hamilton expressed concern about partially funding projects that are health and safety related and stated that she preferred to fully fund application requests to ensure that projects are completed.

Review and Vote on Application Funding

Palmer Cove Phase II – City of Salem

**MOTION: Mr. Callahan made a motion to recommend \$250,000 for Palmer Cove Park Phase II. Ms. Hamilton seconded the motion. VOTE: All were in favor and the motion so carried 8-0.**

Discussion:

Ms. English recommended fully funding all of the smaller requests.

Ms. Hamilton expressed concern about taking applications out of order of ranking.

The Committee agreed to review in ranking order.

Roof Replacement 5 Barton Square - Salem Housing Authority

*Mr. Boris recused himself due to a conflict of interest and left the virtual meeting*

**MOTION: Ms. Hamilton made a motion to recommend fully funding application for \$350,000. There was no second to the motion. Motion did not move forward.**

**MOTION: Ms. Livramento-Bryant made a motion to fund the application for \$250,000. Ms. Greel seconded the motion. VOTE: Martin, English, Callahan, Greel, Livramento-Bryant and Hoskins were in favor; Ms. Hamilton was opposed. The motion carried 6-1.**

*Mr. Boris returned to the meeting.*

Old Town Hall Exterior Restoration – City of Salem

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

**MOTION: Mr. Boris made a motion to recommend funding for \$150,000. Ms. Livramento-Bryant seconded the motion. VOTE: All were in favor and none were opposed. The motion carried.**

*Ms. Greel returned to the meeting.*

Emmerton House Repointing – Woman's Friend Society

**MOTION: Ms. Hamilton made a motion to recommend funding of \$200,000 for the project. Ms. Martin seconded the motion. Two were in favor (Hamilton and Martin) and six were opposed (Greel, Callahan, English, Livramento-Bryant, Boris and Hoskins). The motion did not carry.**

**MOTION: Ms. Livramento-Bryant made a motion to recommend the application be funded for \$100,000. Mr. Callahan seconded the motion. Six were in favor (Greel, Callahan, English, Livramento-Bryant, Boris and Hoskins) and two were opposed (Hamilton and Martin). The motion carried.**

Residences at El Centro – North Shore Community Development Coalition

**MOTION:** Mr. Callahan made a motion to recommend funding for \$100,000. Ms. Greel 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. Greel made a motion to recommend funding for \$44,000. Mr. Boris seconded the motion. **VOTE:** All were in favor and the motion so carried

Pickering House and Barn Exterior Restoration – Pickering House

**MOTION:** Ms. English made a motion to recommend funding of \$60,250. Ms. Greel seconded the motion. **VOTE:** All were in favor and the motion so carried.

Hamilton Hall Exterior Restoration – Hamilton Hall

**MOTION:** Mr. Boris made a motion to recommend partial funding of \$75,000. Ms. Greel seconded the motion. **VOTE:** Seven were in favor (Greel, Callahan, English, Livramento-Bryant, Boris, Martin and Hoskins) and one was opposed (Ms. Hamilton). The motion so carried.

Fort Lee Preservation Plan – City of Salem

**MOTION:** Mr. English made a motion to recommend partial funding of \$18,000. Ms. Livramento-Bryant seconded the motion. **VOTE:** Three were in favor (Hamilton, Livramento-Bryant and Boris) and five were opposed (Martin, Greel, Callahan, English and Hoskins). The motion did not carry.

Salem Common Master Plan – City of Salem

**MOTION:** Ms. Greel made a motion to recommend partial funding of \$18,000. Mr. Callahan seconded the motion. **VOTE:** Four were in favor (Greel, Callahan, Boris and Hoskins) and four were opposed (Martin, Hamilton, English and Livramento-Bryant). The motion did not carry.

Hamilton Hall Exterior Restoration – Hamilton Hall- Reconsideration

**MOTION:** Ms. Hamilton made a motion to recommend additional funding of \$18,000 for the project. Ms. Livramento-Bryant seconded the motion. **VOTE:** All were in favor and the motion so carried.

*Ms. Greel left the meeting at this time.*

Approval of Meeting Minutes

Mr. Boris made a motion to accept the April 11, 2023 meeting minutes. Ms. English seconded the motion. All were in favor and the motion so carried.

Approval of FY24 Budget

**MOTION: Mr. Callahan made a motion to approve the FY24 Budget. Ms. Hamilton seconded the motion. VOTE: All were in favor and the motion so carried.**

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

Respectfully submitted,

Patti Kelleher  
CPA Administrator