

COMMUNITY PRESERVATION COMMITTEE
MINUTES
April 10, 2018

A meeting of the Community Preservation Committee (CPC) was held on Tuesday, April 10, 2018 at 6:00 pm at 120 Washington Street, Salem, MA. Present were Chair Kevin Cornacchio, Bart Hoskins, Carole Hamilton, Bart Hoskins, John Boris and Tim Shea. Also present was Jane Guy of the City of Salem Department of Planning & Community Development.

Mr. Moriarty and Ms. McCrea arrived later in the meeting.

Mr. Cornacchio asked if any members of the public wish to make a video recording of the meeting. There were none.

Public Comment

There was no public comment.

Approval of Minutes

VOTE: Mr. Hoskins made a motion to approve the minutes of January 9, 2018. Mr. Boris seconded the motion; all were in favor and the motion so carried.

Vote to Recommend FY19 Budget

Ms. Guy requested a vote to recommend the FY19 budget to the City Council. As in prior years, the draft budget is for 10% in each of the three categories, 5 % in administration and the balance in the budgeted reserve. The FY19 estimate for the State match is 11.5%.

ESTIMATED ANNUAL FUND REVENUES

FY19

Estimated CPA Surcharge	\$600,000.00
State Match	\$69,000.00
TOTAL	\$669,000.00

RECOMMENDED BUDGET

Administrative Expenses	\$33,450.00
Housing Projects Reserve	\$66,900.00
Historic Projects Reserve	\$66,900.00
Open Space & Recreation Projects Reserve	\$66,900.00
FY17 Budgeted Reserve	\$434,850.00
TOTAL	\$669,000.00

VOTE: Mr. Shea made a motion to submit the budget as proposed to the City Council. Mr. Boris seconded the motion; all were in favor and the motion so carried.

Available Funds Update

Ms. Guy provided an updated spreadsheet and stated that with the approved FY19 budget, there is currently \$736,047.97 in available funds. There are \$1,242,104.50 in applications to review.

Review of FY18 Funding Applications Received

Review for completeness and criteria; rank order each High, Medium or Low

- **Lighthouse 34 – 34 Peabody Street**

MOTION: Mr. Shea made a motion to rank this project a high priority. Mr. Boris seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried.

- **Salem Common Bandstand**

MOTION: Mr. Shea made a motion to rank this project a high priority. Ms. Hamilton seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried.

- **Salem Common Fence Restoration**

Mr. Shea stated that he felt the project should continue in phases.

Ms. Guy noted that this project was one that was in support by several residents at the public hearing.

MOTION: Mr. Boris made a motion to rank this project a high priority. Ms. Hamilton seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried.

- **Conservation/Restoration of Historic Artwork (Council Chambers)**

Mr. Shea stated that, in looking at the overall public benefit, he felt other projects have a higher priority.

Mr. Cornacchio was in agreement.

MOTION: Mr. Burke made a motion to rank this project a medium priority. Mr. Shea seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried.

- **House of Seven Gables roof replacement increase request**

Mr. Hoskins stated that he felt it is protecting a critical historic resource in Salem and that it was a high priority.

Mr. Shea was in agreement.

MOTION: Mr. Hoskins made a motion to rank this project a high priority. Ms. Hamilton seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried.

- **Hamilton Hall Façade Preservation**

Mr. Shea stated that he felt this project was low based on public impact, due to the lack of public access.

Mr. Burke stated that he felt Hamilton hall is as important as any building in the city and that he would rank this application high priority and their other two applications medium priority.

Mr. Moriarty joined the meeting at this time

MOTION: Ms. Hamilton made a motion to rank this project a high priority. Mr. Hoskins seconded the motion.

VOTE: The motion was voted on. In favor were Mr. Hoskins, Ms. Hamilton and Mr. Burke. In opposition were Mr. Shea, Mr. Boris, Mr. Cornacchio and Mr. Moriarty. The motion did not carry.

MOTION: Mr. Hoskins made a motion to rank this project a medium priority. Ms. Hamilton seconded the motion.

VOTE: The motion was voted on. In favor were Mr. Hoskins, Ms. Hamilton, Mr. Burke and Mr. Cornacchio. In opposition were Mr. Moriarty, Mr. Shea and Mr. Boris. The motion so carried.

- **Hamilton Hall Fence Restoration**

MOTION: Mr. Boris made a motion to rank this project a low priority low. Mr. Shea seconded the motion.

VOTE: The motion was voted on. In favor were Mr. Hoskins, Ms. Hamilton, Mr. Cornacchio, Mr. Moriarty, Mr. Shea and Mr. Boris. In opposition was Mr. Burke. The motion so carried.

- **Hamilton Hall Storm Windows**

MOTION: Ms. Hamilton made a motion to rank this project a low priority low. Mr. Shea seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried.

- **Upgrades to Fire Detection System at Phillips House**

Mr. Shea questioned a need for funding when their general budget includes \$106,000 in travel and meals.

MOTION: Mr. Shea made a motion to rank this project a low priority low. Mr. Boris seconded the motion.

VOTE: The motion was voted on. In favor were Mr. Burke, Mr. Cornacchio, Mr. Moriarty, Mr. Shea and Mr. Boris. In opposition was Mr. Hoskins and Ms. Hamilton. The motion so carried.

- **211 Bridge Street Window Restoration**

Mr. Shea stated that they have a lot of public access to the building.

Mr. Hoskins stated that it seems like a very reasonable price for what they are getting.

Mr. Burke stated that they are a new non-profit and that he did not believe they have an endowment like other historic properties

MOTION: Mr. Boris made a motion to rank this project a high priority. Ms. Hamilton seconded the motion.

VOTE: The motion was voted on. In favor were Mr. Hoskins, Ms. Hamilton, Mr. Burke, Mr. Cornacchio, Mr. Shea and Mr. Boris. In opposition was Mr. Moriarty. The motion so carried.

- **St. Mary Italian Church Grotto**

Mr. Shea stated that the organization does not own the site.

Mr. Hoskins agreed it is a low priority due to small impact.

MOTION: Mr. Hoskins made a motion to rank this project a low priority. Mr. Moriarty seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried.

- **Gallows Hill Renovation – Designer Services**

Mr. Shea stated that Palmer Cove and Gallows Hill are the only areas that baseball can be played. He stated that he felt it is an important step to figure out baseball and the rest of its offerings, noting that the park is in rough shape.

Mr. Burke agreed is was rough for kids last year.

MOTION: Mr. Burke made a motion to rank this project a high priority. Mr. Shea seconded the motion.

Mr. Moriarty stated that he found it surprising, distressingly so, that studies cost so much money.

VOTE: The motion was voted on. In favor were Mr. Cornacchio, Mr. Burke, Mr. Shea, Ms. Hamilton and Mr. Boris. In opposition were Mr. Moriarty and Mr. Hoskins. The motion so carried.

- **Ryan Brennan Memorial Skatepark (completion & bowl)**

Ms. Guy stated that the CPC can take up the completion of the project separate from the bowl portion of the project, if desired. The total application is for \$131,250, of which the completion work is \$42,750 and the bowl is \$88,500.

Mr. Hoskins stated that there is lots of support for the project as a whole. There are private donors pitching in a substantial amount. He believed the CPC's intention was to see it through to a decent park. Breaking out the bowl is another question. There is probably economy of scale for doing it all at once.

Mr. Shea stated that the bowl is probably a critical part of any skate park nowadays.

Mr. Burke stated that he was present for presentation of the project and the presenters stated that a first class skate park would include a bowl. He felt that both were high priority, noting that the higher priority is the completion.

Mr. Shea stated that it would good to provide a safe location for youth to skate.

MOTION: Mr. Burke made a motion to rank this project a high priority. Mr. Boris seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried.

- **Golf Cart Paths**

Ms. Guy stated that Joe Candelaria of the Recreation Department was present if there are any questions.

Mr. Hoskins noted that there is a breakdown of each green. He suggested partial funding. He agreed some of the paths are quite eroded, not safe and in rough shape. He suggested that areas be prioritized so that one or two could be done in any given year.

Ms. Guy noted that depending on what is awarded with CPA funds, the City will decide about bonding, using CIP funds or a combination of both.

Mr. Burke stated that he believed to do the new paths would be over \$250,000. He noted that golfers are aging, making carts and paths are critical. He stated that the golf course in Salem has good management and income growth and that in order to keep it going, existing carts/paths need improvement and new ones need to be installed.

Mr. Moriarty stated that he was concerned about the large amount of money that would benefit a somewhat select group of citizens/residents. He noted that it is a large revenue generator. He advised that CPA funding be only utilized for new paths, as CPA cannot be used for maintenance. He stated that he felt \$250,000 for an entity that makes more than \$850,000 per year is disproportionate, given the request and given the benefit that is provided and the number of people that utilize it. He agreed it was a meritorious project but not at that level.

Mr. Shea stated that he still struggles with maintenance, noting it is a fine line. He stated that the project total is just under \$600,000 and that the amount that the CPC is able to provide will likely not exceed the portion proposed for new paths.

MOTION: Mr. Burke made a motion to rank this project a high priority. Mr. Shea seconded the motion.

VOTE: The motion was voted on. In favor were Mr. Burke, Mr. Cornacchio, Mr. Hoskins, Mr. Shea and Mr. Boris. In opposition were Mr. Moriarty and Ms. Hamilton. The motion so carried.

Ms. McCrea joined the meeting at this time.

- Memorial Park Irrigation

Mr. Burke stated that it is a well-used park and has a big impact on the community with soccer and baseball. He stated that he felt it was a high priority and serves a lot of youth.

MOTION: Mr. Burke made a motion to rank this project a high priority. Mr. Moriarty seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried. Ms. McCrea abstained from voting.

Development of Funding Recommendations

Ms. Guy noted that based on the amount of funds carried over in the FY18 Housing Reserve and the amount recommended for the FY19 Housing Reserve, there is \$130,150 available that must be dedicated to affordable housing projects or carried over.

MOTION: Mr. Shea made a motion to recommend the Lighthouse 34 project for an award of \$130,150 with \$63,250 from the FY18 Housing Reserve and \$66,900 from the FY19 Housing Reserve. Mr. Boris seconded the motion.

VOTE: The motion was voted on; all were in favor and the motion so carried.

The development of funding recommendations will continue to the meeting of Tuesday, April 24th at 6:00pm at 98 Washington Street, first floor conference room.

Other Business

Review of Determination of Eligibility Applications Received

No applications were received.

Project Updates

Ms. Guy distributed the list of CPA funded projects and their status.

Next Meeting Date

Ms. Guy stated that the next meetings are:

- Tuesday, April 24, 2018
- Tuesday, May 10, 2018 (regular meeting date).

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

Respectfully submitted,

Jane A. Guy
Administrator