

COMMUNITY PRESERVATION COMMITTEE
MINUTES
June 11, 2019

A meeting of the Community Preservation Committee (CPC) was held on Tuesday, June 11, 2019 at 6:00 pm at 98 Washington Street, Salem, MA. Present were Chair Bart Hoskins, Vice Chair Tim Shea, Carole Hamilton, Ed Moriarty, Mickey Northcutt, Chris Burke, John Boris and Mark Pattison. Also present Jane Guy of the City of Salem Department of Planning & Community Development.

Public Comment

Steve Immerman, 20 Federal Street, Unit 5, stated that he is a board member of the Salem Athenaeum. He stated that it is an extremely important project to assess the feasibility of fairly substantial changes to the Athenaeum to preserve its physical property and enhance its programming. He stated that the Athenaeum board met since the CPC's last meeting and decided to remove the fundraising aspect from the proposal, especially in light of the extended hours the architects are spending with the complicated analysis of the building. He thanked the CPC for its work on behalf of the Community Preservation Act (CPA) and the City of Salem.

Alyssa Conary, 5 Hodges Court, stated that she prepared the application for Historic Salem, Inc., that she thanked the CPC for its consideration and that was available to answer any questions.

Tom Devine, Senior Planner for the City of Salem, stated that he is the project manager for the Gallows Hill Park/Ryan Brennan Memorial Skate Park, and was present to answer any questions. He noted that the project has advanced since the application submittal. The City is ready to go out to bid this month. The construction company that is owned by the family of Ryan Brennan is ready to start with donated demolition and site prep services in July and the City will be ready to have a general contractor on site in August or September. He stated that the City is trying to get funds from various sources, and that every source is a link in chain that makes the project possible.

Brittany Dolan, Sustainability and Resiliency Coordinator for the City, stated that she is representing the Forest River Park and the Salem Willows projects. She stated that the funding requests for both are for more in-depth design, along with construction funds for the work to stabilize the hill area at Fort Avenue at Salem Willows. She is available for questions.

Cindy Jerzylo, 17 Bayview Avenue, stated that she lives in Salem Willows and is one of the stakeholders for the Salem Willows project. She stated that a great job has been done by the City and the proposed work is much needed. She noted that the Willows is host to countless events, such as the carnival this weekend, and that parking is atrocious. She stated that barriers were put up so cars won't park on the grass. She noted that the proposed is Phase 1 and it is much needed. The Willows hosts the Cancer Walk, road races and countless concerts. She stated that something really needs to be done and that there is a need to put funds into greenspace to make is sustainable.

Ms. Guy read an email she received from Anne Sterling in support of the Historic Salem, Inc. roof.

Development of FY19 Funding Recommendations

Ms. Guy read the following Disclosures of Appearance of Conflict of Interest for applications for which the members can still vote:

- Chris Burke regarding his membership with Salem Athenaeum.
- John Boris regarding his being on the board of the North Shore CDC.

Ms. Guy added that due to Conflicts of Interest, certain CPC members must abstain from discussion and leave the room for the following:

- Mickey Northcutt for North Shore CDC's Lighthouse 47 project.

Mr. Shea stated that for the high ranked projects, the CPC could fund them all for the \$853,202, except for the Salem High tennis courts, which would be funded at less.

Mr. Hoskins stated that projects can also be carried over to the Fall, when additional funds will be available.

Mr. Shea stated that he would not have wanted to fund the tennis courts at the full request anyway. He asked if anyone was present representing the tennis courts.

Ms. Jerzylo stated that her daughter was on the high school tennis team and that they had to use the Salem State courts when they were not in session, which was a bother and that the courts at Salem Willows were worse than the high school. She stated that she felt they should be done.

Mr. Shea stated that in speaking with the Director of Park and Recreation, he was told that they will accept a partial, if it can't be funded completely, and will try to fund the remaining funds from another source.

Ms. Guy stated that when she adds all the high, omitting the tennis courts, it comes to \$960,000.

Mr. Shea stated that he had Forest River funded at \$100,000, instead of the \$250,000. He withdrew his suggestion.

Mr. Moriarty asked about the ranking of the Salem Athenaeum as high.

Ms. Guy stated that the vote was undertaken at the meeting of April 29, to which Mr. Moriarty was not present.

Mr. Moriarty noted that at the meeting prior, there was a tie vote and subsequently at a meeting on April 29th there were two voting members, although not prohibited from voting, that voted in favor of rating Salem Athenaeum high and were also members of Salem Athenaeum and paid a membership fee of \$40.

Mr. Northcutt left the room for the first application.

- NSCDC - Lighthouse 47 (43 Leavitt & 38 Palmer Streets)

MOTION: Mr. Shea made a motion to recommend the Lighthouse 47 project for an award of \$200,000 with \$80,889 from the FY20 Housing Reserve and \$119,111 from the FY20 Budgeted Reserve. The award is conditional that an Affordable Housing Restriction be executed with the City of Salem. Ms. Hamilton seconded the motion.

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

Mr. Northcutt returned to the meeting.

Mr. Burke stated that based on the funds remaining, all the rest of the high ranked could be funded at .65 on the dollar.

Mr. Hoskins noted that the big asks this year are all in the Open Space/Recreation category. He wondered if members wanted to discuss if certain projects are more urgent than others and if projects are sensitive to needing the funds requested, else they can't proceed. He reminded members that applications can also be carried over to the Fall when additional funds are available.

Mr. Northcutt stated that he would prefer to delay just one project to the Fall, rather than chop all down by 30%. He stated that a lot of times funding requests are tied to the need and are not asking for a percentage more. He added that there are a lot of great projects and that planning funds help to advance projects to get other grants. He thought the tennis courts are actual renovation money versus planning money and suggested delaying it. He noted that if the CPA gets more funds from the State, the carried over project can be on top of the list for next pass.

Mr. Shea stated that he was not in favor of saving money for a project that may come up in the future, when people have made the effort to apply for funds available now. He felt the funds should be spent on the current projects, because we would not have compared a future project with those submitted now.

Mr. Moriarty stated that it is an interesting approach and a quick, equitable concept to give .65 on the dollar, but that it makes the assumption of giving the lower end of the high-priority projects the same dollar value as medium high-priority projects and the high high-priority projects. He stated that he felt the CPC is obligated to look a little more closely at higher high-priority projects in terms of merit, need and ability to get by with less, etc. He stated that he was reluctant to treat every application the same, even though they all have met the high priority determination, which he felt was meant to be a tool to ferret out projects, but not that every project ranked high should get an equitable share.

Mr. Hoskins stated that it may still be worth reviewing these projects and asking the question if they are sensitive to a slightly lower amount, while there are representatives in the room.

Ms. Guy stated that no matter how the CPC decides to make recommendations, she would need an individual vote on each project to determine from which reserve the funds will be taken. She added that for each non-City project, there will be a requirement for the execution of some type of restriction (i.e. affordable housing, preservation, etc.).

- Gallows Hill Park Renovation

Mr. Shea stated that this is the highest ranked project and has an impact in terms of the number of young people and adults that use it for a variety of reasons. He stated that it also offers a solution to the baseball issue and the need for a full size field.

MOTION: Mr. Shea made a motion to recommend the Gallows Hill Park Renovation project for an award of \$100,000 with \$80,889 from the FY20 Open Space/Recreation Reserve and \$19,111 from the Fund Balance. Mr. Boris seconded the motion.

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

- Facilitating Redevelopment of the Courthouses

MOTION: Mr. Boris made a motion to recommend the Facilitating Redevelopment of the Courthouses project for an award of \$40,000 with \$40,000 from the FY20 Historic Resources Reserve. Ms. Hamilton seconded the motion.

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

- Old Town Hall Master Plan

MOTION: Mr. Northcutt made a motion to recommend the Old Town Hall Master Plan project for an award of \$25,000 with \$25,000 from the FY20 Historic Resources Reserve. Ms. Hamilton seconded the motion.

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

- Forest River Pool, Bathhouse & Assoc. Facilities Design and Permitting

Mr. Burke stated that this is one of the biggest, most important recreational projects in the city.

Mr. Burke made a motion to recommend the Forest River Pool, Bathhouse & Associated Facilities Design and Permitting project for an award of \$250,000.

Mr. Northcutt agreed it is a really important project, but stated that the whole budget and timeline seems amorphous to him. He stated that it is not clear that this particular amount requested is tied to progress, and it does not seem to have an articulated plan, other than if they will come back next year and ask the CPC to bond for it. He stated that if the CPC has to make tough choices and this is planning money, he wondered if there was a way to fund a little less, rather than arbitrarily shaving off a little from everyone, which might kill a project.

Mr. Shea seconded the motion, in order to continue the discussion.

Ms. Dolan stated that the project is not contingent on receiving the full \$250,000. She stated that the City is just starting the permitting process, which can take up to 18 months. She noted that the project is still in schematic design and that they would like to get as much funding as possible, but that the project was not contingent on the full \$250,000.

Mr. Burke asked what amount would allow the project to move forward.

Ms. Dolan replied \$100,000-150,000.

Mr. Burke withdrew his initial motion.

MOTION: Mr. Burke made a motion to recommend the Forest River Pool, Bathhouse and Associated Facilities Design and Permitting project for an award of \$150,000 with \$150,000 from the FY20 Budgeted Reserve. Mr. Shea seconded the motion.

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

- **Willows Restoration Phase 1**

Ms. Hamilton asked if the Willows project is at a bidding point and if it is a real amount that is needed.

Ms. Dolan replied in the affirmative and stated that City also applied for a grant from Coastal Zone Management. She stated that combined, the City would get the hill stabilized in fall and planted in spring. She noted that the grant for which they applied is \$115,000 and the total is project is at least \$300,000.

Mr. Shea asked if the study was done.

Ms. Dolan replied in the affirmative, noting that the study got it from concept to schematic. She stated that only studies would be a geotechnical study, to take soil borings, and for a traffic and parking study for new parking lot that will be designed. The funding request is for part construction and part study and that the other grant will continue on the study.

Mr. Burke stated that Phase 1 is the most important phase and it is the most degraded part of the park. He stated that if funded, the project will get done. He would like to see it fully funded and felt it was a priority. He noted that there are approximately four phases, but felt this one is the most important.

Mr. Moriarty stated that the Salem Willows is a magnet for the entire community and beyond. He stated that, as a resident of the Willows, he appreciates the sensitivity on city's part. He stated that residents hope they will have continued parking, which is critical. He noted that at a prior meeting, one abutter had a concern - not about the intent of maintaining the hill, but of replacing it with too many trees, because it may change the landscape and viewpoints. He asked if there is a consideration in terms a census as to the number of trees today versus replacement in this area.

Ms. Dolan stated that the City has met with the resident and has changed the concept design to be less trees or potentially to be just shrubs. The plan was initially to green the whole thing, but it has been rethought about using shrubs, grasses and native plants. She stated that the plan is not finalized.

Mr. Moriarty stated that part of the Willows magnetism is the shed view across the harbor that is somewhat unobstructed, and he suggested being careful not to shroud it in the name of saving soil.

MOTION: Mr. Burke made a motion to recommend the Willows Restoration Phase 1 project for an award of \$100,000 with \$100,000 from the FY20 Budgeted Reserve. Mr. Moriarty seconded the motion.

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

Ms. Guy stated that \$238,202 remains.

Mr. Pattison asked if it was against the rules and look at what's left as one package or should still look at one item at a time.

Ms. Guy stated that there are no rules.

Ms. Hamilton noted that the CPC did rank the projects.

Mr. Hoskins stated that if we delay the tennis courts, the difference in funding the rest of the projects fully is about \$7,000.

Mr. Northcutt stated he was in agreement with that. He stated that the big ticket projects funded, including the bonding, are all open space/recreation. He stated in Salem historic resources are important too, and there have been years where it has been more mixed. He stated that he felt the CPC should support non-profits, who are saving the city from having to take care of these resources itself. He stated that fundraising is very hard, that it is good to be strengthening the non-profit sector and that Salem is fortunate to have these organizations, such as the 7 Gables, Historic Salem, the Athenaeum and the Brookhouse, which are essentially delivering public goods. He noted that they don't get funds from the city's operating budget to exist. He stated philosophically he felt that the CPC should be supporting municipal projects in the majority, but would prefer a better mix.

Mr. Shea stated that the applications were ranked ordered as a committee and that this rank order matters; therefore, he would be against not giving the tennis courts some award of money. He stated that he did not see why the tennis courts are being picked to delay, just because they are asking for a lot. He also agreed he would not fund the project fully, but did not agree with pushing them down to the bottom.

Mr. Burke stated that for the Park and Recreation Committee, the tennis courts are high priority - maybe even number one. It is a joint Parks and School project. He suggested funding it at \$100,000, seeing what other resources they can get and possibly next year they come back. He noted that the City is hoping to get a PARC grant and that it is going to be a \$1million project.

Mr. Shea stated that they already have \$125,000 in CIP funds.

Mr. Northcutt asked, if the project needs \$235,000, but the CPC gives \$100,000, will the funds sit there for a year or two. He stated that he has a hard time funding partially and not funding

one to two other smaller projects, if the funds just sit there and it might be possible to fund it fully in the Fall. He stated that he assumed they need the full \$235,000.

Mr. Hoskins stated that the asks will continue to be big if the CPC does not partially fund.

Mr. Shea stated that numerous times the CPC has spurred on programs and proposals by giving some initial money to get the project going. He stated that he talked to the Director today and she said they could use whatever they get to get it going. While supportive of giving them funding, he preferred to get back to the ranking, which has other projects before the tennis courts.

Ms. Hamilton asked if there is any estimate on additional state funds.

Ms. Guy replied in the negative.

- Brookhouse Home Board of Governance - Brookhouse Home Brick Repointing Project

Mr. Boris stated that he visited the site and that it is serious and almost dangerous.

MOTION: Mr. Boris made a motion to recommend the Brookhouse Home Brick Repointing project for an award of \$125,000 with \$15,889 from the FY20 Historic Resources Reserve and \$109,111 from the FY20 Budgeted Reserve. The award is conditional that a Preservation Restriction be executed with the City of Salem. Mr. Northcutt seconded the motion.

Mr. Moriarty stated that he did not disagree with an award, but felt it should be slightly less. He did not feel it was a necessity that it be done tomorrow and noted that they have been successful in raising substantial funds.

Ms. Hamilton stated that they made a good case that they are in pretty desperate straits. She stated that she believed they were having a great deal of difficulty fundraising.

Mr. Northcutt stated that it is tough to fundraise for a small organization.

Mr. Moriarty noted that they received a Cummings grant.

Mr. Shea stated that he did not really like their answer about the demographics of their population regarding the number of Salem residents, which was approximately half. He stated that his concern is because this is Salem money the CPC is spending.

Mr. Northcutt stated that it they live there; they are Salem residents.

Ms. Hamilton stated that once they move in, they become Salem residents. She questioned how many non-Salem people will use the field house that we are bonding for \$100,000 a year for 20 years.

Mr. Shea agreed that it was a good point.

Mr. Northcutt noted that the building would be condos if the organization was not taking care of the building. He noted it is not deed restricted and if it falls apart, they will have to sell the building.

VOTE: The motion was voted on. Chair Hoskins, Vice Chair Shea, Ms. Hamilton, Mr. Northcutt, Mr. Burke, Mr. Boris and Mr. Pattison voted in favor. Mr. Moriarty voted in opposition. The motion so carried.

Ms. Guy reminded the members that all the non-profits will require some type of restriction and she will automatically add the condition as part of the motions. The members were in agreement.

- Broad Street Cemetery Preservation Plan & Design Development

MOTION: Mr. Shea made a motion to recommend the Broad Street Cemetery Preservation Plan & Design Development project for an award of \$35,000 with \$35,000 from the FY20 Budgeted Reserve. Mr. Boris seconded the motion.

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

- Historic Salem, Inc. - Nathaniel Bowditch House Roof Replacement

MOTION: Mr. Northcutt made a motion to recommend the Nathaniel Bowditch House Roof Replacement project for an award of \$43,000 with \$43,000 from the Fund Balance. The award is conditional that a Preservation Restriction be executed with the City of Salem. Ms. Hamilton seconded the motion.

Mr. Moriarty stated that he salutes everything that is done by this organization, that this is an incredibly important house and that Nathaniel Bowditch remains the great navigator whose work has been unsurpassed over the centuries. He enthusiastically supports the project.

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

- Salem High School Tennis Courts

Mr. Burke stated that it is not worth funding at the small remainder and suggested they come back next year with the plan.

Ms. Hamilton stated that it was deemed worthy of funding and suggested the application be carried over to the Fall. There may also be some legislative action.

MOTION: Mr. Boris made a motion to table the Salem High School Tennis Courts project application to the Fall when additional funding will become available. Mr. Moriarty seconded the motion.

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

- **Salem Athenaeum - Planning for the Future: Universal Access, Enlarged Program Space & Environmental Upgrades to Preserve the Collection**

MOTION: Ms. Hamilton made a motion to recommend the Salem Athenaeum project for an award of \$35,202 with \$22,653 from the Fund Balance and \$12,548.80 from the FY20 Budgeted Reserve. The award is conditional that a Preservation Restriction be executed with the City of Salem. Mr. Pattison seconded the motion.

Mr. Moriarty stated that he is voting against the motion. He agreed that it is difficult for non-profits to raise funds, which one way or another are maintaining and supporting important historic structures. He stated that the proposal is to study a capital building project to add universal access. He stated that his criticism is that, rather than universal access, he felt public access should be the keystone whenever funding is applied for and provided for an application, and he feels the acid test is failed by this organization. He stated that there is no way to be a member of this organization without a fee, whether reasonable or not. He stated that there is no ease of access to the facility at reasonable times of the day, when the other projects have free universal access at all times to all Salem residents, which he felt should be fundamental to obtaining public funds, even though this asset is noteworthy and an organization that performs superior work.

Mr. Immerman stated that everybody can go into the Athenaeum and it is accessible to anyone in the public. He stated that membership only gets one the ability to check out a book. He stated that anyone can enter and examine any of its resources, use any of its materials, and attend any of its programs. He stated that it is completely accessible to the public, except being handicapped accessible. He stated that anyone can go in any time it is open.

Mr. Pattison asked the hours they are open.

Meg Twohey stated that they are 1-5pm on Tuesday thru Friday and 10am-2pm on Saturday.

Mr. Shea stated that in considering funding for this project, based on their budget and the eliminated fundraising aspect indicated at \$12,000, he felt the CPC should not approve more than \$30,000.

Mr. Immerman stated that the complexity of the building strongly suggests they will be spending a lot more on consultants who have discovered significant stream of water running down Botts Court as well as an historic well right next to the building that has been there since Colonial times, which will have an impact on whether they can address changes to the lower level to create more meeting space.

Mr. Moriarty stated that it does not change his opinion as to what a public library should look like in terms of hours, access and ability to take home books. He stated that he did not see an effort by the entity to embrace the community, in particular the opportunities with the school district to have inventive programming that would welcome students. He stated that the hours of operation are not consistent with his view of public access.

VOTE: Chair Hoskins, Ms. Hamilton, Mr. Northcutt, Mr. Burke, Mr. Boris and Mr. Pattison voted in favor. Mr. Moriarty and Mr. Shea voted in opposition. The motion so carried.

- **Conservation/Restoration of Historic Artwork, Restoration of the Poseidon Fountain, Gedney House Structural Repairs**

MOTION: Mr. Moriarty made a motion to accept the following applications for future consideration and carry them over to the next round.

- Conservation/Restoration of Historic Artwork (Council Chambers)
- Salem Public Library - Restoration of the Poseidon Fountain
- Historic New England - Gedney House Structural Repairs

Mr. Boris seconded the motion.

Mr. Shea stated that he did not feel the Historic New England application should be carried over. He stated that he believed they have significant funds in the bank.

VOTE: Chair Hoskins, Ms. Hamilton, Mr. Northcutt, Mr. Burke, Mr. Moriarty, Mr. Boris and Mr. Pattison voted in favor. Mr. Shea voted in opposition. The motion so carried.

Approval of Minutes – 4/9/19, 4/29/19 & 5/14/19

Mr. Northcutt made a motion to approve the minutes of 4/9/19. Mr. Boris seconded the motion, all were in favor and the motion so carried.

Mr. Northcutt made a motion to approve the minutes of 4/29/19. Mr. Boris seconded the motion, all were in favor and the motion so carried.

Mr. Northcutt made a motion to approve the minutes of 5/14/19. Mr. Boris seconded the motion, all were in favor and the motion so carried.

Next Meeting(s):

Ms. Guy stated that the next meeting is tentatively scheduled for Tuesday, July 9, 2019, if needed and noted that there are currently no agenda items.

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

Respectfully submitted,

Jane A. Guy
Administrator