

Michael Schulze, Chairman

Darren Kelly, Co-Vice Chairman  
Michael Rizzo, Co-Vice Chairman  
Richard St. Pierre, Secretary  
Dave Cronin  
Thomas Gould  
Peter McGinn  
Andrew Metropolis  
Joy Wallace



Dianne Marchese, Clerk

Daniel Collins, Alternate  
Corinne Jean, Alternate  
Stewart Lazares, Alternate  
Ted Neary, Alternate  
Deborah Ryan, Alternate  
Jeff Shmase, Alternate  
Jon Turco, Alternate

## Community Preservation Committee

24 Lowell Street, Peabody, Massachusetts 01960, Tel: 978-538-1216

A regular meeting of the Peabody Community Preservation Committee was held on Tuesday, July 14, 2020, 6:00 P.M. via Zoom in accordance with Chapter 40A of the Massachusetts General Laws and Governor Baker’s Emergency Order dated March 12, 2020.

MEMBERS PRESENT:		MEMBERS ABSENT:	
Mr. Michael Rizzo	Mr. Peter McGinn	Mr. Dan Collins	Mr. Michael Schulze
Mr. Darren Kelly	Mr. Andrew Metropolis	Mr. Tom Rossignol	Mr. David Cronin
Mr. Richard St. Pierre	Mr. Thomas Gould	Ms. Corinne Jean	Mr. Jon Turco
Mr. Ted Neary	Ms. Joy Wallace	Ms. Deborah Ryan	
Mr. Jeff Shmase	Mr. Frank Hardy		
Mr. Stewart Lazares			

ALSO PRESENT: Brendan Callahan, Planner, Community Development & Planning

**Presentations/Discussions:** Finances were discussed. There was an overall increase of \$220,471 of CPA revenues. The investment values are holding. Mary Codair indicated that June interest gains/losses have not been posted but all other activity reflects ins & outs of our grants. Pete recommends accepting the report subject to adjustments due to June’s gains/losses.

Darren has been doing some research – statewide CPA collections are up for a total of \$13MM more than last year. He fears the state will take funding away from local CPAs.

Dianne has a conflict for September’s meeting and asked to reschedule it to September 15.

Darren is happy to stay on as Chairman if everyone agrees; Mike R. and Dick are happy to continue in their present positions as well.

Brendan Callahan discussed the bikepath application: CPC provided a significant amount of funding. In 2016 the revisited extending it from the Mall to the Square. They have secured TIP funding for FY 2023 – they pay for construction but the city has to pay design. They’re also seeking TIP funding for the route 1 connector. They have TIP funding for FY2025 for construction of \$10.2M for two segments – \$3.6M for the mall to Endicott St. and \$6.6M for the route 1/Lowell St. corridor. Today’s proposal is to help pay for the 25% design phase for route 1/Lowell and advance the design phase for the Mall – Endicott St. piece. They’re hoping for a Mass Trails grant of \$203,000 for the Lowell St phase. There seems to be a lot of support. TIP is in three phases: 25% design. Once that’s approved then they look for 75%, once that’s approved then they ask for 100% design. Mall to Endicott is due April, 2023; Route 1/Lowell St is due 2024. There was a feasibility study done for the route 1 phase. Brendan met with MA DOT District 4 then went to MA DOT in Boston who signed off on their design utilizing an old railroad track. There will be an elevated 2-span bridge over route one which will descend at the Hallmark Building. From there, there will be a dedicated, protected bikepath under the underpass to the sidewalk to Peabody Rd. The City was able to secure a 99-year lease with the MBTA to use the abandoned railbed and construct a bikepath. TIPS was awarded during the current crisis and is Federal money. There is a heavy push by the state to create alternative modes of transportation eventually becoming one unified network of bikepaths throughout the country. Brendan has already started a conversation regarding Endicott St – the

Square. There are 3 parcels in between, including one owned by Winn Dev. They'll work with the city for easements. He is also talking to the owners of the other lots. He is seeking other funding for the additional design work including more Mass Trails grant so as not to come before the CPC again. If funds won't all be spent in FY21, Pete asked if funding can be split between two fiscal years. Brendan will look at the scope of the project and schedule and get back to us next month.

Brendan discussed his second project for the North River Canal Wall Rehab & Riverwalk Project. This has been talked about since the 1990s. The intent is to revitalize the corridor, spur economic opportunities and bring people to the North River. It's time to start focusing again. In 2001 the city adopted the Riverwalk conceptual plan which highlighted the benefits. Between 2001 – 2010 did small pieces – Constitution Park, Foster St. (Goldthwaite Park) setting area, in 2009 converted 45 Walnut St to park. It's a complicated project due to environmental flooding and property ownership. In 2015 the state approached the city. The same group that funded the South Peabody Trail. We explained what this was and what was needed but they said no. The state is still interested. We're trying to make it a reality. Stacey provided CBG funding which included a canal wall assessment, properties affected, conceptual 10% design. In 2018 a new state grant called MVP (Municipal Vulnerability Program) to help cities become more resilient to climate change including flooding. With the MVP funding we did a resiliency evaluation to construct Riverwalks and do flood control. The canal wall from the Post Office to Wallis St is in poor condition and couldn't hold up a Riverwalk. Met with MA DEP with the completed 25% design, new wall and layout. They signed off. So far the city has purchased 1 of 6 properties that will be affected at 24 Caller St. Will be demo'g the building in the next three mos. The next design phase will include stabilization and regrading. In June the city received an EPA brownfields assessment grant for \$300,000 and another MVP grant to advance to 75% design. The city has to provide a match. CBG granted \$22,500 toward the match. This application is seeking gap funding.

Larry from the Historical Society would like to take some of the money from the Gideon Foster project that went under budget by almost \$40,000 and add decorative, period additions for \$6,800.00. After a brief discussion it was decided that the Historical Society should do a new application for this project. There was a brief discussion about handicapped access. Dick will address that in his application.

**Notes:** Motion to approve the minutes of March 10, 2020: Andy Metropolis/Dick St. Pierre. Motion carries: unanimous.

Motion to accept the financial report of 6/30/20 as presented subject to adjustments due to June's gains/losses: Dick St. Pierre/Andy Metropolis. Motion carries: unanimous.

Motion to elect: Darren Kelly as Chairman; Michael Rizzo a Co-Chairman; Dick St. Pierre as Secretary: Tom Gould/Pete McGinn. Motion carries: unanimous.

Motion to change September's meeting date from September 8, 2020 to September 15, 2020: Tom Gould/Joy Wallace. Motion carries: unanimous.

Motion to accept Community Development's application: Peabody Independence Greenway Extension Project in the amount of \$455,179 as submitted and for discussion August 11, 2020: Dick St. Pierre/Mike Rizzo. Motion carries: unanimous.

Motion to accept Community Development's application: North River Canal Wall Rehabilitation & Riverwalk Project in the amount of \$98,868: Dick St. Pierre/Joy Wallace. Motion carries: unanimous.

Motion to accept Community Development's application: Critical Care Project in the amount of \$40,000: Dick St. Pierre/Tom Gould. Motion carries: unanimous

Motion to adjourn at 7:10 p.m.: Mike Rizzo/Ted Neary. Motion carries: unanimous.

**Old Business:**

**Emergency Home Repair:** No update.

**Housing Production Plan:** No update.

**2017 Bikeway Extension Project:** See Brendan's comments above.

**Parks, Recreation & Forestry Playspaces 2019:** No update.

**Preservation of historic city building dept. documents:** No update.

**Open Space property conservation restrictions:** No update.

**R. Lemenger Playground:** No updates.

**Perkins St. Eco-Campus:** No update.

**Other Business:**

Ted Neary asked about 10 Lowell St. CPA gave the city money in 2017 (\$185,000) to buy the building for a park & statue. If the money has not been used in 12 months then it is supposed to revert back to the CPA. Darren is going to send a written request to Curt Bellavance asking for an update and a status. Tom stated that the Mayor is going to discuss city-owned properties, including those purchased with CPA funds, with the Council.

The next meeting will be Tuesday, **August 11, 2020** at a time and location to be determined or via Zoom

Meeting adjourned at 7:10 p.m.