

Michael Schulze, Chairman

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



Dianne Marchese, Clerk

Daniel Collins, Alternate  
Dave Cronin, Alternate  
Dave Gravel, 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, January 8, 2019, 6:30 P.M. at the George Peabody House & Civic Center, 205 Washington Street, Peabody, MA.

### MEMBERS PRESENT:

Mr. Richard St. Pierre  
Mr. Darren Kelly  
Mr. Andrew Metropolis  
Mr. Peter McGinn  
Mr. Thomas Gould  
Mr. Ted Neary  
Mr. Michael Schulze  
Mr. Jeff Shmase  
Mr. Dan Collins  
Mr. Gerry Bellew  
Mr. Stewart Lazares

### MEMBERS ABSENT:

Mr. Jon Turco  
Mr. Dave Gravel  
Mr. Michael Rizzo  
Ms. Corinne Jean  
Mr. David Cronin  
Ms. Joy Wallace  
Ms. Deborah Ryan

ALSO PRESENT: None

**Presentations/Discussions:** Minutes from November 13, 2018 were reviewed.

Pete discussed the updated financial report: There was an increase of \$190,000 for the last quarter of 2018. The transfer for the Gideon Foster House project was also included in this figure.

Mike S. read a letter from Buddy Wodarski. Buddy has resigned his position as of 12/31/18. He will be replaced by Parks & Rec Commissioner Joy Wallace (who was Buddy's alt on CPC) & Dan Collins.

Mike S. spoke to Sen. Lovely and Representative Walsh about getting the CPA match increased. They may raise the fees for deeds to \$50. He reminded them that we still need to collect money from deeds not filed from Martha Coakley. He also suggested that the state award communities that are doing affordable housing projects.

Mike S. reviewed the annual report. We didn't spend a lot last year. Councilor Manning-Martin doesn't like the CPA and thinks residents don't want it. He feels the city would lose a lot of money for the \$45/year it costs taxpayers. There was a discussion about the CPA and Council and their roles. Pete commented that it is the council's responsibility to educate themselves. There are members at every CPC meeting.

Mike S. talked about the information in this month's packet pertaining to Jon's discussion last month about putting restrictions on deeds. There was a discussion about whether or not the CPA should tell Atty. Buckley which properties we want deed restrictions on and how long those restrictions are for. Pete will work with Jon. He went to a seminar about this. There are a few wrinkles that he can assist on.

**Votes:** Motion to approve the minutes of November 13, 2018: Andy Metropolis/Tom Gould. Motion approved.

Motion to accept the 2018 Annual Report: Tom Gould/Dick St. Pierre. Motion approved.

Motion to accept the 12/31/18 Financial Report as presented: Tom Gould/Andy Metropolis. Motion approved.

**New Business:** None.

**Old Business: Crystal Lake:** Work is on-going and should be completed in the spring.

**Emergency Home Repair:** We gave them \$100,000 in 2015 most of which is spent on emergency repairs to mobile homes. There was a brief discussion about who is responsible for maintenance once something has been repaired and how long does a unit stay as affordable (30 years).

**2017 Bikeway Extension Project:** Mike S. read Brendan Callahan's update. They haven't used any CPA funds yet.

**Housing Production Plan:** No update. Ok to remove from agenda.

**Center School Playground:** No updates.

**Gideon Foster House:** Dick St. Pierre updated the committee: bids are out. They had water damage on the roof and he'll be meeting with the insurance adjuster. The Society will pay for the chimneys and roof repair.

**Review of Status Reports:** See above Sub-Committee reports.

**Other Business:** The next meeting will be Tuesday, February 12, 2019, 6:30 p.m., at the George Peabody House Civic Center & Museum, 205 Washington Street.

Meeting adjourned at 7:00 p.m.: Tom Gould/Stewart Lazares. Motion approved.