

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, March 12, 2019, 6:30 P.M. at the Torigian Senior Center, 75 Central Street, Peabody, MA.

### MEMBERS PRESENT:

Mr. Richard St. Pierre  
Mr. Darren Kelly  
  
Mr. Peter McGinn  
Mr. Thomas Gould  
Mr. Ted Neary  
Ms. Corinne Jean  
Ms. Joy Wallace  
Mr. David Cronin  
  
Mr. Michael Schulze  
Mr. Jeff Shmase  
Mr. Dan Collins  
Mr. Gerry Bellew  
Mr. Stewart Lazares  
Mr. Michael Rizzo  
Mr. Jon Turco  
Mr. Andrew Metropolis

### MEMBERS ABSENT:

Mr. Dave Gravel  
Ms. Deborah Ryan

### ALSO PRESENT:

Mr. Adam Stein, Sr. Vice President, Winn Dev  
Atty. David Ankeles, Attorney for Winn Dev  
Ms. Jennifer Davis, Director, Peabody Parks, Recreation & Forestry  
Ms. Stacey Bernson, Asst. Director, Comm Dev  
  
Mr. Matthew Curtin, Asst. Project Director, Winn Dev  
Mayor Edward J. Bettencourt, Jr.  
Mr. Thomas Rossignol, Councilor at Large

**Presentations/Discussions:** Minutes from February 19, 2019 were reviewed.

Pete discussed the updated financial report: everything is in order. There was a tax revenue increase of \$37,000 from January's report.

Jennifer Davis, Director, Parks, Recreation & Forestry: sent an addendum to the original application with changes suggested from January's meeting including increase the request from \$190,000 to \$198,000. She is seeking funding to renovate & revitalize 1.) Bartholomew Park: because Bart's is out of ADA compliance, they would like to create an ADA pathway to a new playground for 2-5 year olds, replace the basketball posts, backboards & nets and repair, resurface & repaint the basketball court; 2.) Marris Park: resurface and repair the basketball court and roller hockey court and install a new play structure for children ages 2-12. This is the only park with a roller hockey court. Instead of the shade structure (which she doesn't think they'll be getting a grant for) Forestry is going to plant trees. There have been multiple requests to put in a new playground as the park is used seven days/week for sports. Adding the new play structure adds an additional \$8,000 to the grant request. Ted asked about the difference in price between Marris Park & Bart's Park play structures (Marris is a smaller area, they have to account for fall zones); 3.) Brooksby Farm: create a new play yard for 2-5 year olds that is compliant with ADA and ASTM standards. The staff has been diligent and noticed they have a lot of young families. They would like to create a new farm-themed play area for 2-5 year olds. This is my last request for funds for park improvements. Mike S. commented that he was happy with the addendum and the play area at Brooksby. Tom Gould commented (to the Mayor) that he has done a wonderful job with the parks. There was some discussion about smaller, neighborhood parks such as Whitney Dr. (neighbors didn't want a park so it was removed, Tom would like to see this reviewed as the neighborhood has changed) and Squanto Park.

Atty. Dave Ankeles, Mr. Matt Curtin (Project Manager) and Adam Stein (Sr. Vice President) representing Winn Development for the purchase of the Tannery Apartments: The current owner benefited from Mass Housing 40T forty years ago. This expired last year so they were able to sell the building at market rate and residents would have to pay market rate rents. The one caveat is that the state could let an eligible affordable housing developer match the market rate

price. They felt Winn Development is the right match. The city and Mass Housing are contributing to meet the purchase price. Because 40T is so restrictive, we have to close in June. We've done our due-diligence and are committed. The total cost will be \$70MM due to apartment renovations, landscaping, walkways (to be ADA compliant), repaving of parking lots, new windows and repointing brickwork. The building was last renovated in the 1970s. Fifteen apartments will need more extensive renovations to make them ADA compliant and the tenant will be put up in a hotel unless a suitable apartment can be found during the renovations. Renovations are expected to be complete in the winter of 2020/2021. This will keep 235 apartments affordable for another forty years. Mayor Bettencourt added that this project has concerned him: humanitarian – he worried about the city's neediest residents. The Tannery is the second largest subsidized building in the city; 40B – this will keep the City above the 10% 40B requirements. Less than 10% puts us in a precarious position with developers who can by-pass zoning requirements. Mike S. is concerned about the applicant. Due to CPC restrictions, any property bought with CPC funds must remain affordable in-perpetuity. He also has concerns about public perception if \$1,000,000 of taxpayer money is given to a developer instead of the city. Atty. Ankeles discussed Winn Development, as a resident he is happy to hear they'll be upgrading the property and feels this is a win-win for all. There was a discussion about changing the applicant. After this discussion it was agreed upon to change the applicant to the City of Peabody & Winn Development.

**Votes:** Motion to approve the minutes of February 19, 2019: Tom Gould/Dick St. Pierre. Motion carries.

Motion to vote on the Parks & Playspaces Improvement Project in the amount of \$198,000 from Peabody Parks, Recreation & Forestry Dept.: Tom Gould/Dick St. Pierre. Motion carries.

Motion to vote on the Tannery Apartments Project in the amount of \$950,000 from Tanner Limited Partnership: Tom Gould/Dick St. Pierre. Motion carries.

Motion to adjourn at 7:45 p.m.: Tom Gould/Andy Metropolis. Motion carries.

**New Business:** None.

**Old Business: Crystal Lake:** No updates.

**Emergency Home Repair:** No changes since January's report.

**2017 Bikeway Extension Project:** No updates.

**Housing Production Plan:** No updates.

**Center School Playground:** No updates.

**Gideon Foster House:** Dick: they've hired a project manager and are getting bids.

**Other Business:** The next meeting will be Tuesday, April 9, 2019, 6:30 p.m., at the **Torigian Council on Aging/Senior Center, 79 Central Street.**

Meeting adjourned at 7:45 p.m.: Tom Gould/Andy Metropolis. Motion approved.