

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, April 9, 2019, 7:00 P.M. at Peabody City Hall, Lower Level Conference Room, 24 Lowell Street, Peabody, MA.

MEMBERS PRESENT:

Mr. Richard St. Pierre	Mr. Michael Schulze
Mr. Darren Kelly	Mr. Jeff Shmase
Mr. David Cronin	Mr. Dan Collins
Mr. Peter McGinn	Mr. Gerry Bellew
Mr. Thomas Gould	Mr. Stewart Lazares
Mr. Ted Neary	Mr. Michael Rizzo
Ms. Corinne Jean	Mr. Jon Turco
Ms. Joy Wallace	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. Stacey Bernson, Asst. Director, Comm Dev

Mr. Matthew Curtin, Asst. Project Director, Winn Dev
Mr. Brendan Callahan, Planner, Community Development

Presentations/Discussions: Minutes from March 12, 2019 were reviewed. Changes were made to the attendance (Joy Wallace, Dave Cronin & Andy Metropolis were present) and the last sentence of the paragraph discussing the Tannery Apartments project was changed to read: after this discussion it was agreed upon to change the applicant to the City of Peabody & Winn Development.

Pete discussed the updated financial report: everything is in order & consistent with January's report. The Tannery will be a multi-year commitment so there is no need to transfer funds from the General Fund to Community Housing. Funding for the first year is \$850,000, \$100,000 in the second year.

There was a brief discussion about the Parks & Recreation application. Dick wanted to confirm that the amount is \$198,000 (MS – yes).

Mike S. asked Matt Curtin (WinnDev) if Winn plans on retaining the employees at the Tannery (Matt: Crowninshield asked us to not offer jobs to the office staff only; we plan on interviewing maintenance and making offers). Pete spoke to Mike Gingras (Finance Director). There is \$850,000 available now with the remaining \$100,000 next fiscal year. Community Development will disburse the funds. Stewart asked about renovating the apartments (Matt: we've walked through all of them and have a scope of work for each unit; we will be reducing the impervious asphalt but not reducing the number of parking spaces).

Darren would like to keep the same slate of officers for 2019.

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

Motion to approve the Parks & Playspaces Improvement Project in an amount up to \$198,000 from Peabody Recreation, Parks and Forestry Dept. Funds are to be withdrawn from Open Space, 270-33021: Dick St. Pierre/Jerry Bellew. Motion carries.

Move to approve the application from Tannery Limited Partnership and its sponsoring organization WinnDevelopment Company Limited Partnership and the City of Peabody in a total amount of \$950,000. Such total amount shall be made available in an amount of \$850,000 in fiscal year 2019 and \$100,000 is fiscal year 2020. The City of Peabody Community Development Department shall administer all such funds and disperse such funds to Tannery Limited Partnership and/or WinnDevelopment Company Limited Partnership as Community Development Department determined millstones are achieved to the satisfaction of the Community Development Department by Tannery Limited Partnership and/or WinnDevelopment Company Limited Partnership: Pete McGinn/Darren Kelly. Motion carries.

Motion to elect: Chairman: Michael Schulze; Co-Chairmen: Michael Rizzo/Darren Kelly; Secretary: Dick St. Pierre; Stewart Lazares/Ted Neary. Motion carries.

Motion to adjourn at 7:40 p.m.: Dick St. Pierre/Dave Cronin. Motion carries.

New Business: Mike S.: the Eagle Scouts will be coming to us for some money to repair the Upton cemetery. Mike Bonfanti is doing the application with them. We should encourage them and get more scouts to repair the city's many private cemeteries. Danvers formed a committee. Dave: there are 51 cemeteries, 6 of which the city takes care of.

Old Business: Crystal Lake: Brendan: dredging was completed last spring and everything wrapped up in November. There are some punch list items which are getting done. There is an issue with a pathway – grading isn't ADA compliant so they're going to fix that and add a wheelchair pad next to a bench. Everything should be completed by May 1st. The Mayor has talked about having paddleboats. Jen Davis would know more about that. The fountain should be re-installed sometime in April. The fish are coming back on their own, it won't be restocked.

Emergency Home Repair: Stacey: we've committed \$93,000. There are two projects underway which should result in all of the funds being spent by the fall. Jon asked about having the affordable housing rehab program return and questioned why this program is being run through the Habitat (Stacey: we had to sub it out due to staffing issues).

2017 Bikeway Extension Project: Brendan: Phase II (2017; Lahey parking to Endicott St.) is currently being worked on. We've submitted to MA DOT, notified this is eligible for TIP funding and have submitted documents to secure this funding for FY24. Mike R. noted that Mass DOT wants this project. There was a brief discussion about how to qualify and requirements. Phase III (feasibility study) is being wrapped up. They're working on a bridge over route 1 and should have that by the end of the week to present to Mass DOT by the end of April. They'll be following the railroad tracks and need to figure out heights for utility wires. Ted asked about Winn giving an easement for the bikepath to cross their property (Brendan: we know the bikepath will go to the square but haven't figure out how; Winn will work with the city for easements)

Housing Production Plan: Stacey: we're finalizing the draft and will be holding public meetings for ideas and comments, including tiny homes. It should be wrapped up in June. Mike S. mentioned that we need apartments. When he was on the committee years ago they thought they needed houses but affordable apartments are needed now. Lynn is doing a great job. Dick mentioned that higher end communities are trying to block out 40B projects which is wrong.

Center School Playground: They haven't started yet.

Gideon Foster House: Dick: we're meeting with the architect Friday, construction will be starting soon. The facilities manager is getting estimates now.

2 Washington: Peter – they're working on it.

Other Business: The next meeting will be Tuesday, May 14, 2019, 6:30 p.m., at the **Torigian Council on Aging/Senior Center, 79 Central Street.**

Meeting adjourned at 7:40 p.m.: Dick St. Pierre/Dave Cronin. Motion approved.