

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, September 10, 2019, 6:30 P.M. at the Torigian Senior Center, 79 Central Street, Peabody, MA.

MEMBERS PRESENT:

Mr. Richard St. Pierre
Mr. Darren Kelly
Mr. Andrew Metropolis
Mr. Michael Rizzo
Mr. Stewart Lazares
Mr. Michael Schulze
Ms. Joy Wallace
Mr. Gerry Bellew
Mr. Jeff Shmase

MEMBERS ABSENT:

Mr. Dan Collins
Mr. Dave Gravel
Ms. Corinne Jean
Ms. Deborah Ryan
Mr. Jon Turco
Mr. Ted Neary
Mr. Peter McGinn
Mr. David Cronin
Mr. Thomas Gould

ALSO PRESENT: None.

Presentations/Discussions: Minutes from July 9, 2019 were reviewed.

Mike S. is under the impression that the state approved raising the CPA funds match.

Mike S. discussed the request from Steve Patten, Veterans Agent, for additional funds for the purchase and installation of the three flag poles. The installation cost more than they expected. The Donaldson Memorial was well received. There were over 90 people there. Several calls were made to the Mayor's office. The pole has solar lights so the flag can stay up all night. The stone is in and graded and the bench has been ordered. The dedication to the new pole at Brooksby is tomorrow (Wed, 9/11). The pole at Rice Fields is also solar. Job well done by the Mayor, Steve Patten, and Chris Ryder.

Mike S. and Darren were called to a special meeting with Brendan Callahan, Community Development. He is working to straighten out the open space deeds. Brendan is getting instructions from the State and the Community Preservation Coalition, which is private – as far as he is concerned, any information from them means nothing. I'm trying to find out who the state CPA authority is – they aren't fulfilling their obligations. They came up with seven properties (Marquado, Valley Circle, Tillie's, Scouting Way, 0 Grandview, 182 Lynnfield, the Right of Way for the bikepath). Amendment 12, Section 12A "requires that a permanent restriction be placed on any "real property interest" acquired using CPA funds to ensure that the property continues to be used for the applicable CPA purpose." Therefore a CPA project involving acquisition is approved by the appropriate state agency and filed at the Registry of Deeds. There are some legislators that are looking to repeal this amendment. The Essex County Greenbelt Association is charging the city \$35,000 to add themselves as the third party on the deed. Normally they charge \$15,000 per deed but are willing to take on all 7 for \$35,000. Darren did some research and feels that what the coalition is telling us is true. The city can't own land AND own the deed restriction so we need a 3rd party which Essex County Greenbelt is asking us to pay them to be. There was a discussion about what this means – does this give ECG the right to tell the city what it can and cannot do with land it purchased using CPA funds? This came up from a non-CPA grant the city applied for for Caller St. The general feeling is that the state is holding the city hostage. Joy asked if the city is legally obligated to do this, Mike S. says Brendan says we are. Dick is questioning why the CPA has to pay the \$35,000 and not the city. Why isn't the Peabody Conservation Commission good enough to hold the deed restriction? Is this requirement going to put an additional cost of \$15,000 on every piece of open space purchased with CPA funds? Dianne is going to ask Brendan to bring a representative from EGB to answer all of these questions.

Votes: Motion to approve the minutes of July 9, 2019: Dick St. Pierre/Michael Rizzo. Motion carries: unanimous.

Motion to approve the financials of July 31, 2019: Andy Metropolis/Michael Rizzo. Motion carries: unanimous.

Motion to accept the Veterans Agent's amendment to the application "3 Memorial Flag Poles" in an amount up to \$1,080.04: Andy Metropolis/Dick St. Pierre. Motion carries: unanimous.

Motion to suspend the rules and vote on the Veterans Agent's amendment to the application "3 Memorial Flag Poles" in an amount up to \$1,080.04: Andy Metropolis/Dick St. Pierre. Motion carries: unanimous.

Motion to Veterans Agent's amendment to the application "3 Memorial Flag Poles" in an amount up to \$1,080.04. Funds are to be withdrawn from Open Space, 270-33021: Andy Metropolis/Dick St. Pierre. Motion carries: unanimous.

Motion to adjourn at 7:25 p.m.: Dick St. Pierre/Andy Metropolis. Motion carries: unanimous

New Business: None.

Old Business:

Emergency Home Repair: 76% of the funds have been used.

Housing Production Plan: No update.

2017 Bikeway Extension Project: This will be completed this winter. Stewart asked if the land is owned by the railroad?

Center School Playground: The playground is complete except for the cameras which they're having a problem with. Gerry wants to make sure that all future project status reports are typed and are on the CPC's form, not on a made-up form. Standards need to be met.

Gideon Foster House: They found some rot but it was taken care of. The roof is complete, the driveway has been paved and the windows will be done soon. The contractor is great and is moving the project along.

Parks, Recreation & Forestry Playspaces 2019: No update.

2 Washington St.: The CPC sign has been removed. Dianne is going to reach out to the facilities director.

Other Business:

The next meeting will be Tuesday, October 8, 2019, 6:30 p.m., at the Torigian Council on Aging/Senior Center, 79 Central Street.

Meeting adjourned at 7:25 p.m.