

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, October 8, 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. Peter McGinn
Mr. Michael Schulze
Ms. Joy Wallace
Mr. Gerry Bellew
Mr. Ted Neary

MEMBERS ABSENT:

Mr. Dan Collins
Mr. Dave Gravel
Ms. Corinne Jean
Ms. Deborah Ryan
Mr. Jon Turco
Mr. Stewart Lazares
Mr. Jeff Shmase
Mr. David Cronin
Mr. Thomas Gould

ALSO PRESENT: Mr. Curt Bellavance, Director, Community Development
Ms. Maggie Brown, Essex County Greenbelt Assoc.
Atty. Adam Buckley, City Solicitor, City of Peabody

Presentations/Discussions: Minutes from September 10, 2019 were reviewed.

Finances were discussed. There are minor changes from September which reflect funding for the flag poles (\$13,000) and some account fees. Pete recommends accepting the report.

Mike S. opened a discussion about Community Development's application. Curt Bellavance, Maggie Brown (Essex County Greenbelt, ECGB), Attorney Adam Buckley, Darren and Pete are here to answer any questions. ECGB has identified 7 properties purchased with CPC funding that are required by the state to have third-party deed restrictions. Mike S. disagrees. He feels the state didn't provide any funds as they haven't been funding the CPA 100% as promised. He also does not want a third-party dictating to the city what they can & can't do with property bought with taxpayer funds. Usually ECGB charges a flat fee of \$10,000 per property. For this one time they are going to charge the city \$35,000 for all 7. There was a discussion about the advantages: the properties will be protected in-perpetuity, no one will ever be able to sell them for private use; and the disadvantages: a third-party, unrelated to the city, will be able to tell the city what we can & can't do with the property, perhaps putting on restrictions that don't mesh with the purpose of buying the property. There were questions as to who is requiring this – the Community Preservation Coalition, a private organization that Peabody does not belong to. Under the law, ECGB has the right to enforce restrictions but can't take land away. Adam stated that everything is accurate, the law is MGL 44B, Section 12 mandating a permanent 3rd party hold deed conservation restrictions. Maggie explained that ECGB is the County's land trust and has protected 17,000 acres including 7,000 in conservation restrictions, since 1961. They visit properties either annually or every other year by walking with the landowner. The conservation restrictions have clauses and language that make them flexible. They work with the city to make sure everything the city wants to do is in the conservation restriction. They can enforce restrictions but can't police neighbors. Curt stated that the city is going forward with this, with or without Community Preservation funds. Pete stated if we choose not to fund this, then the CPC waives the right to see the conservation restrictions. He feels the committee should set good precedence. He understands the principle but this is the law. Going forward we need to make sure we are compliant and include a line item in the budget when purchasing open space.

Votes: Motion to approve the minutes of September 10, 2019: Dick St. Pierre/Michael Rizzo. Motion carries: unanimous.

Motion to approve the financials of September 30, 2019: Tom Gould/Gerry Bellew. Motion carries: unanimous.

Motion to increase the clerk's stipend from \$300/month to \$350/month: Tom Gould/Joy Wallace. Motion carries: unanimous.

Motion to transfer \$10,000 from Unreserved Funds, 270-33011, to the Administration Fund, 270-33024: Dick St. Pierre/Joy Wallace. Motion carries: unanimous

Motion to approve a total of 15% set-aside funds, totaling \$203,891, in the following amounts, from the Unreserved Fund, 270-0000-33011 to: 10% Open Space Fund, 270-0000-33021, in the amount of \$135,927; 2.5% Historical Preservation Fund, 270-0000-33022, in the amount of \$33,982; 2.5% Community Housing Fund, 270-0000-33023, in the amount of \$33,982: Dick St. Pierre/Andy Metropolis. Motion carries: unanimous.

Motion to approve a total of 30% set-aside funds, totaling \$407,781, in the following amounts, from the Unreserved Fund, 270-0000-33011 to: 10% Open Space Fund, 270-0000-33021, in the amount of \$135,927; 10% Historical Preservation Fund, 270-0000-33022, in the amount of \$135,927; 10% Community Housing Fund, 270-0000-33023, in the amount of \$135,927: Dick St. Pierre/Andy Metropolis. Motion carries: unanimous.

New Business: Mike Schulze got a call from the Mayor – he is having the street to Brooksby Farm named after Mike on Saturday, October 26th, 1:00. Everyone is invited.

Dick let the committee know the Geo. Peabody House is open. The Children's Museum will be temporarily located in the Leatherworkers Museum. They're looking at two locations for a permanent facility. Salem is proposing a different kind of children's museum in their courthouse. Mike S. would like to see Sheriff's trustees come in to work on whichever property is chosen.

Old Business:

Emergency Home Repair: No update.

Housing Production Plan: The council will be receiving this at the next meeting.

2017 Bikeway Extension Project: No update.

Gideon Foster House: Windows and roof are done.

Parks, Recreation & Forestry Playspaces 2019: The projects are moving along.

Flag Poles: Poles are all installed. Mike S. is still getting comments on the Symphony Park pole and memorial.

Other Business:

The next meeting will be Tuesday, November 12, 2019, 6:30 p.m., at the Torigian Council on Aging/Senior Center, 79 Central Street.

Meeting adjourned at 7:50 p.m.