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



Dianne Marchese, Clerk

Dave Cronin, Alternate
Dave Gravel, Alternate
Corinne Jean, Alternate
Stewart Lazares, Alternate
Ted Neary, Alternate
Deborah Ryan, Alternate
Jeff Shmase, Alternate
Jon Turco, Alternate
Joy Wallace, 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, November 13, 2018, 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. Jonathan Turco
Mr. Michael Schulze
Mr. Jeff Shmase
Ms. Corinne Jean
Mr. Gerry Bellew
Mr. Stewart Lazares

MEMBERS ABSENT:

Mr. Edward Wodarski
Mr. Dave Gravel
Mr. Michael Rizzo
Mr. Thomas Gould
Mr. Ted Neary
Mr. David Cronin
Ms. Joy Wallace
Ms. Deborah Ryan

ALSO PRESENT: Mayor Edward A. Bettencourt, Jr.
Asst. City Solicitor Adam Buckley

Presentations/Discussions: Minutes from October 9, 2018 were reviewed.

Pete discussed the updated financial report: FY18 was carried forward properly, there are \$393,000 in FY19 revenues, September transfers from the unreserved fund are properly reflected, encumbered funds for the Center School playground and Bike Path Phase II. The funds for the G. Foster house have not been transferred as the Council still has questions but we can deduct \$230,000 from the bottom line leaving approximately \$3,700,000 unencumbered.

Mayor Bettencourt: is here to let the committee know that the city will be coming before them for affordable housing funds for the Tannery II apartment building. The 40 year deal with the state to keep them affordable has expired which has allowed the owners to sell it. A company offered \$37,000,000 but the city has 30 days to match those funds. Wynne Development has stepped up to buy it but needs assistance from the state, city, Inclusionary Zoning fund and CPA in order to keep 300 units affordable. As of today, the city is 90 units shy of filling their affordable housing requirement. Darren thinks this is a great project as it will solve some of the CPA's problems spending affordable housing funds.

Mayor Bettencourt: Two Washington St. is weaving its way through the courts. After extensive depositions and exchanges of many documents it is scheduled for trial this winter but there is the potential for a settlement. The developer is making two claims against the city: straight valuation (the city paid him \$425,000, he paid \$350,000) and a civil rights claim (holding up the demo and his plans for housing). We wanted the property because his plans did not fit in with the city's plans for revitalizing that area and we wanted to save the house and the tree. If this is not settled soon, it can drag on for another 2-3 years. The house is starting to deteriorate but we can't touch it until this is resolved. There is interest from outside parties but they can't do anything until it is resolved. I'm here to ask for flexibility in the original motion which stated that if the house is sold within five years that all of the funds are returned to the CPC. Unfortunately, I don't think that can happen although I will do my best to get some funds returned. We'll be able to sell it to someone who will use it in a way that better fits with our downtown plans, the house and tree will remain. There is a big discrepancy in the appraised values (from the city's to the developer's). Mike S. stated that that caveat was put in there because we didn't want someone to buy it with CPA funds then flip it and make a lot of money. He also added that when the CPC was approached, they felt it was a good purchase and would save the house and tree and tie-in with the downtown plans. Andy strongly supports this but is concerned that someone will buy it and gut it. The Mayor stated that that will be built into any agreement when it is sold. Gerry mentioned he feels the house is a huge target as it's been empty for so long.

Mayor Bettencourt invited the committee to the ribbon cutting for Crystal Lake, Thur, 11/15, 2:00 p.m. The fountain has to be taken in for the winter on Friday as it is not yet insured. The lake is 95% done and will be stocked with fish in the spring.

Mike S.: Asst. City Councilor Adam Buckley is here to talk about deed restrictions on property the CPA purchases. Councilor Turco made us aware of the fact that not all properties have deed restrictions on them. There is concern that in the future the city could sell these properties and open them up for development. Atty. Buckley distributed a memo outlining deed restrictions. Mike S. would like to add the restrictions to the CPA application so applicants are aware of them before applying for CPA funding. The council will have to follow through and make sure restrictions are placed on the deeds. Atty. Buckley also said CPC purchases should go to the Legal Dept. too. There was a brief discussion about Brooksby Farm and the Zielski property.

Votes: Move to approve minutes from October 9, 2018: Andy Metropolis/Dick St. Pierre. Motion approved.

Move to remove the five-year restriction on the motion to purchase Two Washington Street dated January 12, 2016 requiring that if the property is sold within five-years to a for-profit entity the city will reimburse the CPA the full amount of \$425,000: Andy Metropolis/Dick St. Pierre. Motion approved.

New Business: None.

Old Business: **Crystal Lake:** See Mayor's comments above.

Emergency Home Repair: No action.

2 Washington Street: See Mayor's updates above.

2017 Bikeway Extension Project: No update.

Housing Production Plan: No update.

Peabody Dog Park: Completed – remove from agenda.

Geo. Peabody House fence: Completed – remove from agenda.

Center School Playground: No updates.

Gideon Foster House: Waiting for Council approval. Dick spoke to Anne Manning. He has the architect's report. They are waiting for this to be approved then will start working on the roof and chimneys which will cost the Society \$100,000.

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

Other Business: The next meeting will be Tuesday, January 8, 2019, 6:30 p.m., at the George Peabody House Civic Center & Museum, 205 Washington Street. Mike S. reminded everyone that there is no meeting in December.

Meeting adjourned at 7:45 p.m.: Dick St. Pierre/Andy Metropolis