

DRAFT
COMMUNITY PRESERVATION COMMITTEE
MINUTES
February 13, 2024

A regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, February 13, 2024 at 6:00 pm via remote participation through Zoom. Present were Bart Hoskins (Chair), Carole Hamilton (Vice Chair), John Boris, Bob Callahan, Deborah Greel, Rebecca English, Joy Livramento-Bryant and Kate Martin. Staff: Patti Kelleher of the City of Salem Department of Planning & Community Development.

Public Comment

There was no public comment.

Review and Vote on Determination of Eligibility Applications Received

Phillips House Carriage Barn Restoration

Historic New England submitted an application for restoration of the Carriage Barn at the Phillips House on Chestnut Street.

MOTION/VOTE: Ms. Hamilton made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Historic Resources: Rehabilitation/Restoration. Mr. Boris seconded the motion, all were in favor and the motion so carried.

Tabernacle Church Steeple Restoration

The Tabernacle Church submitted an application for restoration of the church steeple.

The Committee discussed whether project qualified under Historic Resources: Preservation or Historic Resources: Rehabilitation/Restoration. Ms. Martin suggested that Preservation category was appropriate.

MOTION/VOTE: Mr. Mele made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Historic Resources: Preservation or Rehabilitation/Restoration. Ms. Martin seconded the motion, all were in favor and the motion so carried.

St. Peters Church Tower Restoration

St. Peter's Church submitted an application for restoration of the church tower at St. Peter's Church at 24 St. Peter Street.

Ms. Greel recused herself from discussion due to a conflict of interest.

MOTION/VOTE: Mr. Callahan made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Historic Resources: Rehabilitation/Restoration. Mr. Boris seconded the motion, all were in favor and the motion so carried.

5 Barton Square Elevator Replacement

The Salem Housing Authority submitted an application for elevator replacement at the Housing Authority property at 5 Barton Square.

Mr. Boris recused himself from discussion due to a conflict of interest.

Mr. Callahan asked if project was eligible for CPA funding.

Ms. Kelleher responded that a search of the statewide CPA database indicated several CPA funded projects for elevator replacement in affordable housing.

Mr. Mele agreed, noting that it appeared eligible under Preservation of Community Housing definition. Ms. Hamilton also agreed, noting that affordable housing units at 5 Barton Square are on the upper floors and an elevator is essential for access to the units by elderly and disabled residents.

Ms. Martin noted that the Community Housing: Preservation definition is “protect personal and real property from injury, harm or destruction.”

The Committee asked Ms. Kelleher to confirm eligibility with statewide preservation coalition.

MOTION/VOTE: Ms. Martin made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Community Housing: Preservation. Mr. Mele seconded the motion, all were in favor and the motion so carried.

Phillips School Boiler Replacement

The Salem Housing Authority submitted an application for boiler replacement at the Housing Authority property at 86 Essex Street/50 Washington Square South.

Mr. Boris recused himself from discussion due to a conflict of interest.

The Committee asked Ms. Kelleher to also confirm project eligibility with statewide coalition.

MOTION/VOTE: Ms. Hamilton made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Community Housing: Preservation. Ms. English seconded the motion, all were in favor and the motion so carried.

Approval of meeting minutes of January 9, 2024

VOTE: Ms. Greel made a motion to accept the minutes of January 9, 2024 with changes noted. Mr. Boris seconded the motion. All were in favor and the motion so passed.

Next meeting: Tuesday, March 12, 2024, 6:00pm

The Committee discussed opportunities to celebrate the 10th anniversary of CPA funding in Salem. Ms. Kelleher reported that she was working with an intern in the Planning Department to create a map of CPA projects. The Committee suggested including the following before and after images for each project as well as quotes from applicants on how the CPA has helped them.

There being no further business, Ms. Greel made a motion to adjourn at 6:30pm. Mr. Boris seconded the motion; all were in favor, and the motion so carried.

Respectfully submitted,

Patti Kelleher
CPA Administrator