

COMMUNITY PRESERVATION COMMITTEE
MINUTES
December 8, 2020

A regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, December 8, 2020 at 6:00 pm via remote participation through Zoom. Present were Chair Bart Hoskins, Vice Chair Carole Hamilton, Ed Moriarty, Deborah Greel, Mark Pattison, Joy Livramento-Bryant, Bob Callahan and John Boris. Also present was Jane Guy of the City of Salem Department of Planning & Community Development.

Public Comment

There were no public comments.

Written Comments Received

Ms. Hoskins stated that a comment letter was received from Mayor Kimberley Driscoll, Chair of the Affordable Housing Trust Fund Board (AHTF), which suggested amending the community housing criteria on page 24 of the Draft Community Preservation Plan.

Finalization of Draft Community Preservation Plan

Mr. Moriarty stated that he attended the AHTF board meeting last week. He noted that the CPC minimum goal for affordable housing is 10%. At the AHTF, it was the intention to try to increase affordable housing, which he felt was laudable. He felt it was clear beyond dispute that there is a need and noted there is difficulty in obtaining legislative level at the State and local level. However, it is possible to make changes at an administrative level, in terms of zoning, in terms of planning, in terms of funding from the AHTF and, he hoped, in terms of CPC funding. He was in favor of the change to the criteria as recommended.

Ms. Guy noted that Mr. Northcutt and Mr. Boris are both on the AHTF board and were in support of the recommendations in the letter.

Mr. Moriarty agreed noted that the vote of the AHTF was unanimous. He noted that these are guidelines to take into consideration, but does not limit or broaden the CPC's powers under the enabling statute of the general laws or under the CPA ordinance.

Ms. Greel stated that she feels it is too bad that high sustainability and low energy are secondary criteria, rather than primary, and that they should be highly encouraged.

Mr. Hoskins stated that some properties are quite old and may have inherent limitations in what could be done in that area. He stated that to encourage universal design, sustainability, etc. is good, but that he was nervous about requiring specific things as a primary criteria because some buildings that become affordable housing may not be able to incorporate them.

Ms. Greel stated that she was not adamant about moving it to primary criteria and felt if it is an older building, it should be maintained in its historic form. She noted that she believed that the Planning Board and the Salem Redevelopment Authority are moving in the direction of sustainability and that they may be dealing with those issues once a developer comes in front of them.

Mr. Moriarty stated he would like to clarify that the criteria are considerations for CPA eligibility, but are not conditions for obtaining a building permit, special permit, variance, etc. He noted the CPC had no authority to require with specificity resilience, conservation, set-backs, etc., but what we are looking for is generally issues such as number of units and affordability, etc.

Mr. Hoskins questioned if the word “must” in the primary criteria implies that we will not fund it, if it does not meet the criteria listed.

Ms. Guy replied in the affirmative, stated that that is the intent of the primary criteria.

Mr. Moriarty agreed it is the intent, but the practicality is it is wherever the vote is on any particular project. He stated that common sense and case by case basis applies.

MOTION/VOTE: Mr. Moriarty made a motion to amend the FY21 Community Preservation Plan and FY20 Annual Report with the suggested wording from the AHTF and to finalize the plan. Ms. Hamilton seconded the motion; all were in favor and the motion so carried.

Other Business

Approval of Minutes – 11/10/20

MOTION/VOTE: Mr. Boris made a motion to approve the minutes of 11/10/20. Mr. Callahan seconded the motion; all were in favor and the motion so carried.

Funding Availability Update

Ms. Guy stated that there has been no change.

Next Meeting(s):

Ms. Guy stated that the next meeting is scheduled for Tuesday, January 12, 2021, which will tentatively be to review any Step 1 eligibility applications received.

There being no further business, Ms. Hamilton made a motion to adjourn. Ms. Greel seconded the motion; all were in favor, and the motion so carried.

Respectfully submitted,

Jane A. Guy
Administrator