

## **Community Preservation Committee**

March 22, 2016

Police Station Conference Room

Minutes

### **1. Call to Order**

Chair Mike Dissette called a regular meeting of the Community Preservation Committee to order at 7:05 p.m.

### **2. Roll Call**

In attendance were members Mike Dissette, Don Little, Judith Grohe, Paul Healy, Dan Koen, Sarah White and Jane Healey. Steve Sawyer and Leah McGavern were absent. Also in attendance was Kate Newhall-Smith.

### **3. FY 2017 Application Presentations for Community Preservation Funds**

The Committee received 14 applications with requests totaling \$1.2 million. Approximately \$630,000 would be available to be awarded.

#### **YWCA at Hillside**

#### **YWCA Greater Newburyport**

#### **\$150,000**

John Feehan said the YWCA began providing affording housing in 1885. The city has experienced a net loss of rental units over the past decade. Six of the ten units in the proposed YWCA building would be available for rent at \$440 per month, which would allow Newburyport's lowest waged workers to reside within the city. The net-zero community would address many needs of low-income tenants, such as transportation, food and utilities. The units would be gender neutral and would appeal to students and seniors. A \$100,000 grant has been received from Charlesbank, two other funding sources have been identified and a private donor would be willing to contribute at least an additional \$150,000 towards the project. Mr. Feehan said he anticipates being able to fully fund the project and avoid having a mortgage on the structure. Without a mortgage the YWCA would be able to put its resources towards hiring a part-time manager for the facility.

Mr. Feehan clarified that the affordable housing component would be concentrated in a single building rather than throughout the development and permitting for the project is not yet in place. Mike Dissette said a deed restriction would be a condition of CPC funding. Mr. Feehan responded he would not wish a deed restriction to be in effect in perpetuity, but he would accept a 30 to 50 year restriction. Lauren Petty, Nate Coughlin, Victoria Carr and Donna Scott spoke in support of the application.

#### **Meeting Newburyport's Priority Housing Needs**

#### **Newburyport Affordable Housing Trust**

#### **\$88,500**

Judy Tymon said affordable housing in the city is a crisis situation. She asked that the CPC allocate substantial funds towards affordable housing and fully fund both this request and the YWCA at Hillside application. Madeline Nash said the Trust must have funds to apply toward

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affordable housing as projects become available. She described the incentives given to developers to create affordable units. CPC funds could be used to increase affordability in the 40R districts, where the zoning laws already mandate affordability at some level.

**Clipper City Rail Trail and Harborwalk Phase II** □  
**Office of Planning & Development, City of Newburyport**  
**\$160,000**

Geordie Vining said the Rail Trail would not exist without funding from the CPC. The second phase of the trail was put out to bid around Christmas and was recently awarded to the low bidder. The City Council will be asked to fund the construction administration phase. Over the years the requirements of MassDOT have become more rigorous, resulting in an increase in the cost of the project. Because construction of the trail is to be phased over two seasons, \$50,000 or \$60,000 of the request could be carried over to the next grant cycle.

**Exterior Woodwork Restoration Phase 3**  
**Newburyport Public Schools** □  
**\$168,406**

Steve Bergholm said the first two phases of the project to restore the exterior woodwork at the High School centered on the front façade and its two wings. In the third phase, for which funding is being sought, the cupola would be repaired. Weather has impacted the cupola over the years. Full funding is being requested for the project because the need for staging would make it financially inefficient to perform the work over two years.

Free cash was used to bridge the gap between the cost of the first two phases of the project and the amount granted by the CPC. Some CPC funds remained from the previous grant cycle. The amount requested is lower than the actual cost of the project because the application of these funds towards the third phase was taken into consideration. Dan Koen moved to reallocate \$14,000 in CPC funds remaining from the second phase of the project to its third phase. Judith Grohe seconded the motion. The motion was unanimously approved.

**Newburyport Historic Structure Survey Update Project**  
**Newburyport Historical Commission** □  
**\$15,000**

Sarah White described the application for funding to update and expand the historic structures survey. The Massachusetts Historical Commission uses Form B to inventory the structures in the National Register District. Form B has not been completed for some significant structures in Newburyport and contains insufficient information for other structures. Outbuildings, which might be significant in their own right, were generally not included on the survey forms. The forms are necessary for a building to be included in the review process for the Demolition Control Overlay District and the Downtown Overlay District. The CPC funds would allow 150 properties to be surveyed during the upcoming year. The Newburyport Historical Commission has applied for matching funds from the Massachusetts Historical Commission to survey an additional 150 properties.

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**4. Minutes**

Sarah White moved to approve the minutes of the October 27, 2015; January 26, 2016; and February 23, 2016 meetings. Paul Healy seconded the motion. The motion was approved.

**5. Adjournment**

Mike Dissette moved to adjourn the meeting at 8:45 p.m. Paul Healy seconded the motion. The motion was unanimously approved.