

Springfield Community Preservation Committee
June 3, 2025 Minutes

Pursuant to the Governor's Executive Order concerning the Open Meeting Law, the Springfield Community Preservation Committee will continue to meet remotely until further notice. A full video recording of this meeting can be viewed here: <https://www.springfield-ma.gov/finance/community-preservation>

NOTE. A recording of this meeting is not available due to technical difficulties.

Telephone 413-530-1268. Mail to Community Preservation Committee, City Hall, 36 Court St, Springfield, 01103 or e-mail to: cpc@springfieldcityhall.com

Present: Robert McCarroll (Springfield Preservation Trust), Stephen Bosworth (Neighborhood Representative), Clinton Harris (Park Department Representative) Judy Crowell (Historical Commission) Juanita Martinez (Conservation Commission), Willie Thomas (Housing Authority); Yolanda Cancel (Neighborhood Representative) Absent Rhonda Sherrell - (Neighborhood Representative) Open seat (Planning Board Representative),

Approve Minutes of May 20

Contract Extension Requests:

- *Forest Park Trolley Barn*
- *Godfrey Triangle*
- *Bay Path Cemetery*
- *Angelina Park*

Feedback for Unrecommended 2025 Applications

SHC Proposed LHD Changes Update

SPT letter of support

Next Meeting—September 9

Approval of Minutes

Approval of May 20, 2025 Minutes. Motion to accept the minutes. All in favor. Motion passed.

Contract Extension Requests

Laura Walsh, Senior Parks Project Manager, Dept. of Parks, Buildings & Recreation Management

Forest Park Trolley Barn: request an extension from June 30, 2025 to December 31, 2025.

The construction contract has been finalized and work is to begin in April. However, the availability of cedar shingles has been impacted by the new federal tariffs. This has impacted availability and lead times, with shingles anticipated at a minimum of 8 weeks out.

Godfrey Triangle: request an extension from June 30, 2025 to December 31, 2025.

Parks was able to find a solar light for the flagpole. They requested quotes from their on-call site work vendors for the irrigation improvements. As the quotes exceeded \$50,000, they have issued a bid for public construction for the irrigation. They anticipate the construction work will be completed by July/August but a December date will give us more time to have grass established and allow for some flexibility in contractor scheduling.

Bay Path Cemetery: request an extension from June 30, 2025 to December 31, 2025.

Parks requested quotes from their on-call site work vendors. As the quotes exceeded \$50,000, the

city has issued a bid for public construction for the site improvements. Parks anticipate the construction work will be completed by July/August but a December date will give more time to have grass established and allow for some flexibility in contractor scheduling.

Angelina Park: requests an extension from June 30, 2025 to December 31, 2025.

The project has been successfully bid for construction, with Barco selected as the Qualified vendor. Parks anticipate the construction work will be completed by July/August but a December date will give more time to have grass established

Feedback for Unrecommended 2025 Applications

Limited funding increased competition and did not allow for all projects to be funded. Applicants not recommended will receive a follow up to apply next year and specific notes on several applications.

201 Maple Street Wallace House

Immaculate Conception regular windows

D'Amour window replacement

Nathan Bill Park

Myrtle St Park

275 Maple St Carriage House

Mulberry House roof restoration

Kimball Towers exterior

Old First Church Parish Roof

Notes:

McSpring, LLC (a wholly-owned subsidiary of McCaffery Interests, Inc.) 2612 Main Street-Motion by Juanita, second by Judy.

CPA prefers to recommend a developer incentive rather than assistance with a study, or to pay for architectural services as the project would not be considered CPA eligible if it does not lead to the development of community housing. All in favor, yes.

Two homes on Goldenrod Street Single Family Project

Motion by Steve second by Juanita.

For the applicant to consider a multiple family home or design a less expensive single house that would not require a high CPA investment or subsidy in order to make the home affordable. All in favor, yes.

Two homes on Marshall and Hancock Streets Single Family Project

Motion by Clinton second by Judy. For the applicant to consider a multiple family home or design a less expensive single house that would not require a high CPA investment or subsidy in order to make the home affordable. All in favor, yes

60 Byers Street update. The developer incentive has attracted a preferred developer and rehabilitation of the building looks promising.

Proposed changes to the Local Historic Districts

The Springfield Historic Commission (SHC) hired a consultant to review the Springfield Local Historic District (LHD) procedure and it recommended changes to establishing future LHD in Springfield. The proposed changes affect the SCPC grant process.

The draft proposes that the creation of a new LHD for a single building or less than 5 properties will only be considered if the buildings are determined to be eligible for the National Register for Historic Places by the MA Historical Commission or the National Park Service. This is not a state local district requirement to create a LHD but is being proposed for Springfield by the consultant.

The SCPC requires protection of funded historic projects either with a permanent exterior restriction or the creation of a LHD. Applicants who request CPA funding must either already be located in a LHD, be listed on the State Register, or petition the SHC for a determination of eligibility as a historic, architectural, archaeological or culturally significant building.

The proposed changes by the consultant alter the SCPC process—if the SHC determines a building meets the local eligibility standard but is not recommended for the National Register, the SHC will not create a LHD and therefore the applicant's project will not meet the SCPC requirements.

The SCPC Chair will speak at the public portion of the SHC meeting on June 16 regarding this matter. A motion made by Steve and second by Juanita to request the SHC remove Article 3 Section C of the consultant's proposal. The committee finds the portion of the proposal to be an unreasonable requirement. All in favor, yes. Judy recused.

Springfield Preservation Trust letter of support

Motion by Juanita and second by Steve to send a letter of support to Mass Development on behalf of the Springfield Preservation Trust seeking funding from the Underutilized Grant Program.

All in favor. Chair recuses.

Administrator's Updates. None.

Next Meeting—September 9 (Annual Public Hearing)

Motion to adjourn