



Community Preservation Committee

Regular

~ Minutes ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Kevin Chaffee

Tuesday, February 6, 2018

6:00 PM

See Agenda

I. Call to Order

6:00 PM Meeting called to order on February 6, 2018 at See Agenda, City of Springfield, Springfield, MA.

Attendee Name	Title	Status	Arrived
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II. Public Portion

Minutes

Springfield Community Preservation Committee

Tuesday, February 6, 2018 at 6:00 pm

Rebecca Johnson School Cafeteria, 55 Catharine Street, Springfield

Present: Gloria DeFillipo, Juanita Martinez, Bob McCarroll, Terry Mitchell, Ben Murphy

Ralph Slate

Absent: Lamar Cook, Angela Robles, Brian Santaniello

Mr. McCarroll started the meeting at 6:00 pm. Mr. Murphy moved to approve the January 23 minutes; Ms. Mitchell seconded the motion. The vote was unanimous.

Mr. McCarroll explained to the public what the committee has accomplished to date in regards to the Preservation Plan. Mr. McCarroll explained that CPA funds cannot be used for maintenance. He further advised those in attendance that in each fiscal year, 10% of municipality's CPA revenues must be spent or set aside for open and recreational space, 10% for historic resources, and 10% for community housing. Up to 5% may be spent on administration. The remainder may be allocated to any one or a combination of the three main uses.

Draft Community Preservation Plan

Mr. McCarroll suggested to the Committee that it go through the draft report page by page to see if there were any changes. Mr. Murphy asked that the three eligible areas be listed alphabetically: Community Housing, Historic resources, and Open/Recreation Space. Ms. DeFilippo suggested that there be a space between headings and its text. She also suggested a few grammatical corrections.

As the committee reviewed page by page, Mr. McCarroll pointed out to audience that the Committee was recommending that historic properties should focus on the following criteria in priority order: Structure is deteriorated, Structure is in imminent danger of demolition, Structure is vacant, Structure will not be renovated without CPA funding, Structure was constructed before 1850 and Structure is a landmark with significant historic, architectural or civic importance. Open/Recreation goals for the 2018 calendar year is helping in: Renovating small neighborhood green spaces, creating more community gardens, Improving the Connecticut River Bikeway/Walkway, Controlling invasive plant species, Improving Access to the Connecticut River for water-based recreation and Improving degraded ponds and their surroundings for recreational use. The Committee believes that it would have the most impact focusing its limited resources in three major housing areas in the coming year: Rehabilitating vacant, deteriorated houses to sell to income-eligible buyers, Providing first-time home buyer incentives to increase owner-occupancy, especially of two and three family houses in neighborhoods with low owner-occupancy and Assisting income-eligible owner-occupants with repairs, especially owners of two and three-family houses.

Mr. Murphy moved to accept the plan with the modifications; Ms. Martinez seconded. The committee unanimously voted in favor of accepting the plan as modified.

Draft Preliminary Application

The Committee reviewed the one page Preliminary Application as formatted by Mr. Murphy.

Accompanying it will be definition from Chapter 44B and the DOR Allowable Spending Grid.

Mr. McCarroll updated the Committee that the Assessors' original estimated of \$705,000 would probably be exceeded. Revenues from the January tax bill was \$614K, although exemption requests had yet to be reviewed by the Assessors. FY'18 revenue may exceed \$1 million. Ms Martinez asked when the state's contribution would be available. Mr. McCarroll said it would be in November.

Draft Final Application

The Committee reviewed the Final Application as drafted by Mr. Murphy, Ms. Martinez, and Ms. DeFilippo. Mr. Murphy said a final version would be ready for a vote at the march meeting.

Public Speak Out

Roberta Kilkenny suggested that housing assistance should carry a stipulation as to a time limit because what if the owner sells the home after the work has been done. Roberta thought there should be a limit or a time line as part of the contract.

David Gaby suggested that with rentals it would be helpful if there was annual recertification. However, he was in favor of avoiding annual recertification with owner occupancy.

Damien Phillips stated that the sewer lines in this neighborhood were put in the year 1887 and commented that with all the truck traffic these sewers couldn't possibly hold up with the heavy equipment rolling over these lines. Damien then asked Mr. McCarroll if he would support him in this dilemma. Mr. McCarroll explained to Damien that street infrastructure did not seem to be CPA-eligible and therefore not an issue the CPC would address. Ms. DeFillipo did suggest that Damien should try the neighborhood council.

Steven Kilkenny asked if the committee had a plan for unemployed youth to assist in projects within the city. Mr. McCarroll did state that at this moment there was no plan in place.

Ms. Martinez made a motion suggesting that the committee add to our document that we are in favor of using Springfield resources. A vote was taken and the response was unanimous.

Next Meeting will be March 6 at 6:00 pm tentatively at the Pine Point Library.