



Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Monday, September 10, 2018

6:00 PM

See Agenda

I. Call to Order

6:00 PM Meeting called to order on September 10, 2018 at See Agenda, City of Springfield, Springfield, MA.

Attendee Name	Title	Status	Arrived
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II. Public Portion

III. Minutes

Springfield Community Preservation Committee
Monday, September 10, 2018 at 6:00 pm
Springfield Preservation Trust, Inc. Office
Mason-Wright Retirement Community
74 Walnut Street, Springfield

Present: Gloria DeFillipo, Juanita Martinez, Robert McCarroll, Angela Roberts, Steve Shultis, Ralph Slate **Absent:** Lamar Cook, Terry Mitchell

Mr. McCarroll opened the meeting at 6:00 pm. A motion to approve the August 28 minutes was made and unanimously approved.

Mr. McCarroll stated that this meeting was to start the process of approving funding recommendations. He emphasized that this is a preliminary discussion and that no vote would be taken until September 17. He stated that he and Mr. Slate will recuse themselves when the discussion came to the proposal from the Trustees of the Historic Preservation Fund. CPC members listed their first eight projects to be recommended for funding.

Mr. Slate listed: Conservation Trail Heads \$29,000; East Springfield Veterans Garden \$10,750; Riverwalk Signage \$24,000; McKnight Rail Trail \$200,000; East Forest Park Rail Trail \$65,000; Campanile Study \$250,000, Gunn Block Stabilization \$250,000, Invasive Plants \$40,000.

Ms DeFillipo listed: East Springfield Veterans Garden \$10,750; Godfrey Triangle \$75,000; Invasive Plants \$40,000; McKnight Rail Trail \$200,000, Riverwalk Signage-\$24,000, Wayfinders Housing Rehab \$250,000, Trustees Preservation Fund \$100,000, Down Payment Assistance \$150,000.

Ms. Robles listed: East Springfield Veterans Garden \$10,750; McKnight Rail Trail \$200,000, Riverwalk Signage \$24,000, Wayfinders Housing Rehab-\$250,000, Campanile Study \$250,000; Godfrey Triangle \$75,000, First Meeting House \$250,000; Down Payment Assistance \$150,000.

Mr. Shultis listed: Wayfinders Rehab \$150,000, Down Payment Assistance \$150,000, Homecoming Project \$100,000, Invasive Plants \$40,000, East Forest Park Rail Trail \$50,000, Gunn Block-\$250,000, Trustees Preservation Fund \$100,000, Colony Hill Island \$124,000.

Ms. Martinez listed: Wayfinders Rehab \$250,000, Homecoming Project \$100,000, Down Payment Assistance \$150,000, Invasive Plants-\$40,000, East Springfield Veterans Garden \$10,750, Riverwalk Signage \$24,000, Godfrey Triangle \$75,000, Trustees of Preservation Fund \$100,000.

Mr. McCarroll listed: Invasive Plants \$25,000, East Springfield Veterans Garden \$10,750; Riverwalk Signage \$24,000; Campanile Study \$250,000; Gunn Block Stabilization \$250,000; Innovation Center Façade \$243,000; McKnight Rail Trail \$200,000; Conservation Trail Heads \$12,196.

Mr. McCarroll read the list from Mr. Cook who could not attend: East Springfield Veterans Garden \$10,750, East Forest Park Rail Trail \$50,000; Conservation Trail Heads \$29,000; Invasive Plants \$40,000; McKnight Rail Trail \$200,000; East Forest Park Reading Garden \$200,000; Wayfinders Rehab \$250,000; Down Payment Assistance \$150,000

Mr. McCarroll read the list from Ms. Mitchell who could not attend: East Springfield Veterans Garden \$10,750; Conservation Trail Heads \$10,000; Godfrey Triangle \$50,000; Campanile Study \$50,000; First Meeting House \$100,000; East Forest park Reading garden; Down Payment Assistance \$50,000; Preservation Revolving Fund \$150,000.

Mr. McCarroll went over the tally for each project: 7-East Springfield Veterans Garden, 6-Invasive Plants, 6- Down Payment Assistance, 5- McKnight Rail Trail, 5- Wayfinders Rehab, 5- Riverwalk Signage, 4- Godfrey Triangle, 4- Campanile Study, 4- Conservation Trail heads, 3-East Forest Park Rail Trail, 3- Gunn Block, 3- Trustees Preservation Fund, 2- Homecoming Program, 2- East Forest Park Reading Garden, 2- First Meeting House, 1- Preservation Revolving Fund, 1- Innovation Center, 1-Colony Hills Island.

He suggested that the CPC begin discussing the projects in order of most responses.

East Springfield Veterans Garden Ms. DeFillipo felt that it was visible and not costly.

Invasive Plants Mr. McCarroll mentioned that the program could be annually funded and funded for less so this year so additional projects could be funded. Mr. Slate asked if the \$40,000 would take care of the problem of invasive plants; Mr. McCarroll replied that it could not be solved in one or two years. Ms. DeFillipo mentioned that there was the opportunity to use it to use it to educate kids

Housing Down Payment Assistance Mr. McCarroll suggested recommending \$50,000 while encouraging them to come back next year. Mr. Slate agreed. Ms. Robles asked if the CPC could give \$100,000.

McKnight Rail Trail Mr. McCarroll thought the CPC should give all or nothing. Ms. Robles would give them the full amount. Mr. Shultis stated that this is CPA's first year and this is large amount of money. Mr. McCarroll mentioned that this project also bordered the Bay neighborhood.

Riverwalk Signage Mr. McCarroll felt that the group should also reach out to other sponsors such as Eversource and Water/Sewer Commission. Mr. Shultis felt that it is neighborhood equity, that Downtown has received so much and people feel that downtown gets everything. Mr. McCarroll said the CPC should to see what the signage looks like.

Wayfinders Rehab Mr. McCarroll is hesitant about whether the project requires an affordability restriction and would like to speak to the CPA Coalition. Steve did state that they would give no interest loans. There are several questions on this project and it was agreed that they will do more investigating in this matter.

Conservation Trail Signage Mr. McCarroll said he supported the proposal but that the draft sign was not "user-friendly." Ms. DeFillipo agreed that the sign should be specific in what the trail has to offer. Ms. Martinez suggested that the CPC work with Conservation on a prototype sign.

Godfrey Triangle: Mr. McCarroll mentioned that restoration of the flag pole and monument are not recreation and that there was no determination letter from the SHC that they are indeed historic resources. Ms. DeFillipo suggested the project could be funded without those activities. Mr. Slate mentioned that Indian Orchard gets very little attention by the City.

Campanile: Mr. McCarroll stated that the Historic Preservation gets next to nothing in the City budget. If we can help to do feasibility study it may help. Ms. Martinez noted that the Campanile is part of our sky line. Ms. DeFillipo mentioned that there have been previous studies Campanile which have not been acted upon. Mr. McCarroll suggested that the CPC could ask for a letter from the CFAO or Mayor assuring that rehabilitation will take place. Mr. Shultis would like to see the neighborhoods improve throughout the city.

East Forest Park Rail Trail Mr. McCarroll stated that the proposal is a feasibility study. Mr. McCarroll did state that the much of the right-of-way property is owned by the former railroad.

Gunn Block: Mr. McCarroll stated that it is highly visible, needs repairs, and is one of the few pre-1850 buildings in the city. Mr. Shultis said that the project is a high priority.

Trustees for Historic Trust Fund Gloria began the discussion by stating that they feel they can repair four houses with the money they requested.

First Meeting House Mr. Slate stated that the project could be funded next year. Mr. McCarroll felt that only the accessibility study should be funded at this time since the building cannot be used because there it is not handicapped accessible.

East Forest Park Reading Garden Mr. McCarroll said it is imperative that there is a commitment that the garden to be available to the public. Mr. Slate felt it was a low priority tier. Ms. Martinez thought the reading garden should be funded now since the building is being built.

Colony Hills Mr. McCarroll said he supported the project but only the recreation of the Olmsted-designed features. Mr. Shultis felt that it is neighborhood equity and supports it.

McKnight Preservation Revolving Fund: Mr. McCarroll felt a program to rehab historic houses should be under the supervision of a municipal agency. Ms. Martinez agreed to scan the letter received at the last minute and send to members. Mr. Slate was interested in providing some funds and closely supervising the program. Ms. DeFillipo put this project on the bottom of her list.

Atwater Triangle, McKnight Dingle, 30 Madison Avenue, King Oak Farm, McKnight Co-Op did not appear in anyone's top eight projects. Mr. Slate reported that he had viewed the windows at 30 Madison and felt that most were in need of rehab, not replacement. He felt that replacement windows do not qualify as historic preservation.

Mr. McCarroll stated that next week the CPC will vote on projects, amounts for approved projects, and restrictions. Ms. DeFillipo asked what was the quorum; Mr. McCarroll replied that five members were a meeting quorum.

Next Meeting will be Monday September 17 at 6 pm at Mason-Wright Retirement Community, 74 Walnut Street, Springfield.