



# Community Preservation Committee

Regular

~ Minutes ~

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

Kathy Calvanese

Tuesday, April 26, 2022

6:00 PM

Utilizing Remote Collaboration Technology

## I. Call to Order

6:00 PM Meeting called to order on April 26, 2022 at Utilizing Remote Collaboration Technology, (Online), Springfield, MA.

| Attendee Name | Title | Status | Arrived |
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## II. Public Portion

Springfield Community Preservation Committee Remote Meeting Agenda -

Public Session April 26, 2022

Karen began the meeting by stating that due to the Pandemic we will continue to meet remotely until further notice. To reach the committee or submit a comment sent to the Community Preservation Committee, City Hall, 36 Court Street, Springfield, MA 01103, or e-mail to CPC at Springfield City Hall.com. Telephone number is 413-530-1268. Meetings are recorded and are available for viewing on our facebook page.

### Applicants will present projects for CPA funding:

Christ Church Cathedral 35/37 Chestnut St.

Indian Orchard Community Eco-Park

Camp Angelina Trail

Dartmouth Terrace

East Forest Park Enhancement

Florentine Gardens

Nahorniak Park

Spanish-American War Monument

Robert began by welcoming those present. Tonight is the second meeting with applicants of the 2022 process. We will meet with the last third of applicants next week. Present tonight are the committee members: Juanita Martinez - (Conservation Commission), Clinton Harris - (Park Board) Rhonda Sherill - (Neighborhood representative), Ralph Slate - (neighborhood representative) Judith Crowell - (Historical Commission) - Lamar Cook - (Neighborhood Representative) Willie Thomas - (The Housing Authority) - Representative - Robert McCarroll - Chair- (Springfield Preservation Trust) Robert then stated that we have received twenty six applications, requesting four and a half million Dollars. We don't have anywhere near that amount to recommend. We are at the budget for the year of two million two hundred thousand although we think that we will probably at the end of the year there will be more money than we planned. CPA local tax levy amounts are higher than expected..

Tonight every applicant will be given a timed five minute presentation. If Gloria is not here I need another committee member to volunteer to be the timer. You will be given a one minute warning which means that your time is almost up and then at five minutes you will be asked to stop. We will then have questions from the committee members. There could be no questions and there could be twelve questions. We will be doing deliberations in the summer and hope to have recommendations to the City Council as they resume their regular meeting scheduled in September. They usually take a month or so but we cannot guarantee what their time table is. Then of course if the projects approved by the City Council have to have contracts drawn up by the law department. It is somewhat a lengthy process and I hope that it fits in everyone's timeline. With that being said I guess that we are ready for the first presentation.

### **Christ Church Cathedral 35/37 Chestnut St.**

Christ Church Cathedral: Donna greeted those present and stated her name, Donna Martin I am the senior warden of Christ's Church Episcopal Cathedral and that means that I am a senior lay leader of this community. We value the Historic and architectural legacy's left to us by or for bearers. We have a regular budget for our upkeep for this beautiful building. The building is one of the reasons that forty percent of our Community drives in from twenty one towns into the heart of Springfield to attend the church and volunteer in Springfield. Our church is the oldest structure on the Quadrangle, built in 1876 it is an interval part of the community ever since. The George Walter Vincent Smith art museum was built in 1896 and the central library in 1913. In fact, for the larger library to be built the Library association and the Christ church had to do a land swap. The park became the home of Samuel Chapin Puritan statue that is also applying for CPA funding which I hope they get. We were pleased to receive more letters of support from our neighbors, the Springfield museums, the library, and the armory quadrangle civic association along with letters from the Springfield Historic Commissions and the Preservation Trust. In 2020 we began an extensive evaluation of our underutilized facilities. Aided by our architect Steve Jablonski who will do the later part of this presentation. This culminated the desire to see the building more fully integrated into the Community and the formation of the \$700,000 capital fund drive The projects in this particular proposal includes a rehabilitated side entrance that leads to our publicly used under cross space and historically correct restoration of the original 1876 stained glass. You can see here that it does not include religious figures. We propose to restore the stained glass to its original condition, repairing some of the changes that were made in previous restoration attempts. Also restoring so it won't

buckle . We also propose to replace a plastic base so it won't buckle . We also propose to replace a plastic base with external glazing with glass so it will have a better street view and also the interior will be open to the public during our public concerts. At this point I would like to mention the Caplan versus town of Acton case which laid down three criteria for when CPA funding can be provided to religious institutions and I detailed in the application How we fit those criteria. I would also like to mention that in the three year since that case there have been ninety six CPA grants awarded to active faith communities. Twelve buildings of former faith communities including two were awarded by the city of Springfield that have been awarded in the three years since. Four of these also include stained glass. Now I am going to have Steve tell us about the side entrance. Steve stated that it is a pleasure to present our proposal for the side entrance. On the top of the slide where you can see the original view of the south side of the Christ Church before they put on a small covered entrance and toward the bottom of the slides. The slide on the left shows the aerial view of the concrete covering. The main reason for that concrete covering was to protect the people from getting hit by ice. The middle one is a straight on view and the right one is the side view. Ralph stated that he is concerned about the court case that was in Acton. The way that I saw the decision was that there is room to use CPA funding for church projects. It is a very narrow path to walk on. The way that I sort of thought would be to try to separate the idea of Preservation of historic resources: the idea of basically helping the church. The question that I have is have you come up with costs for just simply replacing the windows without stained glass. It would cost fifty thousand dollars that would simply do plain. The non historic is \$50,000, \$200,000 to do historic. To me, the CPA could argue that by giving \$150,000 that is not helping the church that is strictly going to preservation. The church could get by just fine. Do you have any cost estimates for doing the window restoration and the cheaper way would allow the church to continue to operate as a church. We have not considered that as an interesting idea and we could try to get a proposal but I can tell you it is hard to get quotes right now. I'm not sure how easy that would be to get. I would look into it if you would like me to look into it. My second question would be the entrance way. I'm a little bit more concerned about that. I am not sure how the entrance way is sort of Historic Preservation, particularly if it is given an entrance way. It is creating something that is definitely attractive but not Historically accurate. It is allowing you to restore into the church so people can go in and go to church. It's rehabilitation taking something that was modified in the 1960's. It doesn't fit the building. We still need an entrance in that area. One of the spaces we want to increase community use of. We see it as our public entrance and if we did not receive funding we probably wouldn't do the entrance because we as a church community would focus on the spiritual work but we recognize because we are interested in the historical value of the building and how ugly it is. We would like to see it improved. Steve didn't get a chance to present it in the slide packet. You can see he has picked up on things such as the columns and the arches and the tower to try and match the building much better than other work and is also proposing to use cast stone which would also match the existing structure. That would definitely fit the criteria of the Kaplan case because we really wouldn't do it if we didn't get the grant; it's not eating our community. It is part of our public entrance and so that is why we feel that it is very secure. At this time Steve stated that my daughter and I visit the Quadrangle almost every week. When we go up into the Walter Vincent the beautiful stained glass windows that have been restored and you look out those windows and what do you see? You see the side entrance of Christ Church the Cathedral. I'm just trying to say that it is a public benefit to have a Historic aspect. We have this concrete bunker that was built strictly for functionality so someone wouldn't get killed by getting hit on the head by ice. We are embellishing that with a more historically appropriate and it is up to your committee to decide that. I would say that the view from the exterior and any ambiance of the triangle would be enhanced by this project. Ralph stated that I definitely agree. The question that I would have is what you're proposing to put there, here a change made in the fifties or whatever. Before that it was not restoring a feature that has been removed; this would simply be improving.

Robert then stated that what I don't want to do is to have a debate between the committee and the applicant.

What I want is questions from the committee to the applicant. By the way, committee members I have forwarded the application to the law department to ask their guidance after the Kaplan case. I think that Christ Church has done a very thoughtful job of addressing Kaplan and I'm hoping that the law department will find their analysis but with that being said, we will be waiting to hear in the next month or so from the law department. Juanita then asked if when people go to an event at the quadrangle there are concerts and stuff that are sponsored by the museum but held at the church. That would be a connection between the museum and the church. Do they enter through that side door? Donna stated that they do enter through the back door for that particular use. Then they would have a beautiful view of the stained glass windows. Robert stated that in your application you mentioned that the exterior of the windows would be painted but that cost was not part of your application. Do you know what that cost is? Donna stated that her husband was going to do it who is a skilled carpenter. It would be pretty cheap. Robert stated that if you do have a handle on the cost send it to us as an addendum because clearly assuming if we were recommending it would be an eligible cost to fix the outside of the windows as well. Bob stated let me ask one other question. What might enhance the public purpose here is it possible that once these windows are restored that for a certain amount of hours in the evening the interior of the church is lit so the public driving up State Street can actually see the illuminated windows. Donna stated that we would love to do that. I didn't know if that would be allowed by the Historic Commission so I guess it is. Robert stated that it would be illuminated from the interior. Anything you do in the interior is certainly allowed by the local The Historical Commission has no control over what folks do when they are interior. Ralph stated that regarding the stained glass windows I know in some cases they put plastic over the stained glass windows on the exterior that it is difficult to see. Are yours currently covered with plastic? Donna stated that is what's there. Ralph asked will it be glass afterwards so they will be visible from the outside? Donna stated yes. Robert then asked are there any other questions from the committee members? Thank you so much for your presentation.

### **Indian Orchard Community Eco-Park**

Fred Rose of the Citizen Council I am also a partner In this project. Thank you for the opportunity to present the work that I will be doing. I will work to Develop jobs and site we are talking about is a sixteen acre site that is owned by the city in Indian orchard on Pinevale Street. It is a site that was owned by Chapman Valve in the past In an industrial site. The buildings have been removed and it is a sixteen acre fenced area in Indian Orchard. Well spring has developed a corner of the site that was owned by the Springfield Redevelopment Authority that we built a seven acre site where we built a Hydronic Greenhouse that was used for commercial and institutional use. So the plan that we are proposing to expand some of those development that is going in the corner of the site. The proposal is for a multi use site that will include open space for the community garden, one or two acres of community gardens, walking paths, for recreation, and enjoyment. A food garden with plants such as trees and berries for people to enjoy and also for educational purposes. Open Space is a big piece of the project and also job creation for multiple projects with the idea that the businesses will close a process like a greenhouse for instance would produce that would be a compost site to collect other compost material able to produce compost for the garden and that could be sold at a farm store to the community that produced. That idea

has to interconnect some businesses that are part of the project. No other job or project is part of project two in terms of landscaping by the landscaping co-op, construction and projects that we are involved with the site. So this makes it open space, food production, job creation and multiple educational opportunities. The city has done some cleanup of the site. There was asbestos on the site and the city has done a scrape of the site. A cleanup of radioactive material from a project milling on the site has been cleaned up. The main toxic site has been removed but there is rubble. We know that there is coal ash in the green House. The city has agreed to do an assessment with about \$100,000 for funding from Mass Developments that will be used to look at soil conditions. We are proposing a communication process to redesign this site and do some research and the Banfield Assessment of what the city is doing. It would be a design and a proposal of faulty use of the development on the site. The city will be an educational piece and for reuse of an old industrial site. Robert stated that he had a question of clarification. Robert brought attention to the cover sheet under secured funding you have Mass Development Brownfield Fund. However, on the first page it states that the city has a pending grant application for ninety nine thousand six hundred for the Brownfield Fund. My question is do you have the commitment? When do you think the commitment is coming whether it is secured or whether it is still pending? I am not sure exactly where the process is but it is a solid commitment on both sides to do Brownfield Assessment. Ralph stated that according to the budget it seems that the best development Brownfield Fund is matched up with the environmental services on your budget. Is that the exact number there? Yes, to do the actual work. Ralph then stated that the CPA would cover the line items that they are not fully covered, but personnel and design and engineering services. Can you explain what personnel is? We are putting in \$10,000 for the actual staffing. Funding would be for some engagement work to get the redesign on the site and some for research. Ralph then stated he still didn't understand it says it is a fifty five thousand line item. Ralph asked what is the fifty five thousand line item for? The personnel that are the staffing for outreach and building research. That is design work. We can give the details and the numbers. Ralph stated that the hundred thousand dollars that I requested sounds like it is going to personnel and design. There is nothing that will be built. It is really the planning and design work of pre-building. This design work would be getting designs, development approval from the city to be a developer. We have talked to multiple people about it but this is really a planning grant. Robert then asked if there was a math error because when I went over the expenses it totals \$219, 600. When you're sending a better idea included in the design and engineering services give us a revised budget and then there would be a revised source of funding because where is the extra ten grand coming from. We do need to give you an updated budget and more details regarding this. Robert then asked who would be the ultimate owner of the property. Is this project going to go through? Is it Spring that is the owner of it? It is owned by non profits and it is owned by the city and the city has a partnership with us. Juanita stated that she is confused because this is the most critical part of this application. That almost One Hundred Thousand Dollars is that something that the city is going to get a grant? We don't even know if that soil is environmentally certified. That is a very crucial part. Is the city looking for a grant, or has a grant? Mass Development has funding for this and funding should be going to the city. That is funding and you are right. There have been cleanups of this site and CPA assessments in the past especially with the asbestos removed from the site. If it has been worked on the site this would be much more detailed because history corrects the conditions. They have different locations which might have different uses on the site. This would be much more detailed. They have the history and correct the conditions at different locations. Juanita stated that something like asbestos the only way to remove that is physically taking the soil away from there. Juanita stated that this is crucial. They screen the sites to remove the asbestos. There was EPA determination by taking out the asbestos. Then the city based on that did scrape the soil and this was physical removal of the material. Gloria then stated that she would like an idea when the funding from the ground field from the mass development when the funding is going to be available. I would like to know when they are going to start the testing of

the soil and when it is going to be completed. Before we can do anything else on this we have to have all that information before we vote on the project itself. What if it takes longer than anticipated. Then why would we want to look at this project now and resubmit next year. Actually, that makes sense and I could clarify with the city for the timeline. It needs to be done now for the spring summer season. This is the time frame to do it. Zaida stated that this is a huge plot of land that is basically vacant and nothing is happening with it. In Indian Orchard we don't have a lot of walking spaces. We have the river of course that we are working on and that is getting fixed up and an excellent place to have recreational stuff going on gardening stuff and some environmental stuff. I want to make sure that I express support. I do know we have commitment from the city and the state. I hope to support this. I am hoping that we can make it in time so we can vote on the city's documentation. There are plants in the area for people to walk through. I would love to see a plum orchard. I don't know if the land could facilitate that that is what we really want to look into. I believe that we can do what we described in the grant because the people can come and enjoy it. Robert thanked him very much for your presentation and we will now move on to the next one.

### **Dartmouth Terrace Fountain and Grounds:**

My name is Walter Kroll I live on 61 Dartmouth Street and I serve as the president of the Neighborhood Council. The Dartmouth Terrace and grounds the improvement came from a neighbor and a few neighbors who live along there. Is on St. James, Worthington, Dartmouth Terrace, Dartmouth Street. Dartmouth Terrace is one of the eight parks and green spaces that were donated to the City of Springfield by the McKnight Brothers who built the neighborhood. John William McKnight, was so particular of the parks because he was the first park commissioner. Dartmouth Terrace is one of the original eight parks in green spaces that were donated to the City of Springfield by the McKnight Brothers who built the neighborhood. John and William McKnight in fact John was so particular that he was the first park commissioner. So this is key to the neighborhood. It is in the center of the Neighborhood. We certainly feel that it is Historic and it is certainly enjoyed by the people. This goal is to restore the fountain itself. The basins and the urns, the issue has been kind of like some of the other springs is rust, derogation the griffins are missing. The Parks Department has come to fix some repairs of the drainage of the pumps which have been failing. The fountain itself is rotted as you can see from some of the pictures the cap is missing. So the hope is to restore it to the original grace which was originally Built in 1883. A face lift for the grounds itself including the sprinkler, the irrigation piece, the landscaping and really to just beautify the entire terrace. It has been well cared for by the letters of support from neighbors that have been caring for it. They put the planters in the pots. It has been a source for the neighborhood for enjoyment and we would like to see it beautiful again. Robert then asked Walter who will be doing the repairs of the decorative iron components? Walter stated that Mr. Seabrook is on and we work very closely with the parks as with the Parks Department. Walter stated that it's the same vendor that did Thompson Triangle. Am I correct with that? Chris stated that we have a contract right now with Robinson Iron down in Alabama so most likely they will be the ones who will be restoring the job. Robert asked will they also be restoring the items that they didn't make to begin with? I know that the fountain at the Thompson Triangle came from Robinson Iron. The vertical fountain on Dartmouth Terrace came from Robinson Iron. The basin is Historic meaning that you're back to the early 1900's. Those two urns came from Forest Park years ago. So Robinson Iron will fix things that they didn't create to begin with? Walter said that is correct they will repair those as well. Ralph then asked are there any plans to have any benches there so this is what we asked for Atwater. They initially said that they didn't want benches. Is this neighborhood

beautification which I don't think is CPA eligible or is this passive recreation which might include benches so people can sit and enjoy the fountain and just be in this area. I don't know if there is a CPA bucket list for an area that you're discouraging people you are going to but it is supposed to look nice. Chris Seabrooks our perspective is its preservation and open space. If you spend any time on the terrace you see a lot of people walking through it, hanging around it. I don't think the benches are a good question but I think the only reason the benches weren't considered is because there aren't any benches there now. Most of the people that go and enjoy it walk around the park because it is an activity park because it is long. It is one of the parks that walk through, hang around and they don't sit. It is active so guess as the park goes it would be a little more unique. If it is designed because of how the neighbors use it. Ralph then stated It is under the care and jurisdiction of the Parks Commission. Robert then stated that when it came to Atwater theirs is not a designated Historic area. We had to deal with them under Open Space and Recreation. This actually has historic artifacts in it. Years ago in my memory, in the 70's and 80's there was a period bench there that I think that was in Forest Park and there were neighbors prevailed on the Park Department to move it over to Dartmouth Terrace. I do not know what happened to it. My recollection had a little canopy over it so it wasn't a plain bench that had more of a presence. Ralph then stated that he felt that Walter answered his question. I think it makes more sense and this makes a little more sense and it is more park-like. Rather than just a neighborhood area is supposed to look nice. Gloria stated that she was looking at the budget and it says restoration is \$30,000. Is there any chance that the fountain is going to get down there and they will take a look at it and they might say this is more than \$30,000. Have they seen the fountain?

Chris stated that they did see the fountain and we took pictures of the fountain in the last month or so and got a quote from them last month. We know that they have seen it and they recommended this amount that it would cost to have both items fixed: the planter and the fountain. Chris Seabrooks stated that it is the same vendor that did the Thompson Triangle which should be coming back and being installed sometime soon, right? Chris stated that right now we are cleaning out everything just making sure that the system is working perfectly. The fountain is stored and we have it back and we are just really waiting for good weather and everything to be cleared so we can reinstall it. Hopefully, we can install it in the coming months.

### **Florentine Gardens Floral Park:**

Chris Seabrook stated that this is a project that came up last year and the funding would support the design and the construction cost to restore the terrace Including new landscaping, single base and fountain, sight utilities, walkway improvements as needed. There were some questions about having a design exceed the circle and we made sure that we kept everything contained as it originally was. The images of the previous pattern that we are able to find historic images in previous years. The project aims to replicate the landscaping and the base fountain as closely to the original as possible. This is supported by the neighborhood and Historical Commission and Preservation Trust. We are asking for the amount of \$181,000 for the entire project. Robert stated that he didn't see anything in the application that gives a more precise view of the park. When you look in the historic maps it looks as if there was a series of tiered levels on top of which is the fountain. When I'm looking at your proposal you're not proposing to re-install three or four tiers of landscaping. Is that correct? I'm talking about the land on top of the fountain. If I understand what was written in the application there was a landscape tier. Picture a circle of dirt inside of it there is a second circle but smaller but on top of that there is a third circle of dirt I have no idea if they were the precursor railway ties that held up to various levels. Then there was a fountain. If

you are talking about restoring, if there was a tiered landscape base of the fountain that is what we should be looking at. Ralph then stated that it would mean that the entire area would not be accessible by people because it would be one big giant tiered mound. Robert stated not the entire area. Robert stated that if you look in the application there is a polarized map that is called Florentine Gardens and it shows floral park and it shows tiers. The next page is another map that shows the same thing but it is not colorized. The concentric circle makes up less than the entire park then when you look at the second un-colorized version. Ralph stated that the way I interpret the drawing is that perhaps originally the area that is currently now landscaped and it is apparently large, it sort of implies that the entire area was tiers, doesn't it? Perhaps originally the area that is currently landscaped is fairly large. It implies that the entire area was tiers doesn't it? The center part where the fountain is I think all around it would be tiers. Juanita stated that originally it looks like there were gardens on Florentine Street and all of them were gardens. Ralph stated that it seems that the entire area that is currently surrounded by sidewalks was probably all a giant garden. There was probably a fountain in the middle of it. Chris then stated that he would look into any historical images, including the the application of 1897, 1899 and 1921 would give us a glimpse of what we can really figure out what we want to do. We will have to do some digging in research. Robert stated that besides being a determined historic resource you have to fit into one of the DOR eligibility boxes. One is preservation, preservation means that you are tinkering with something to extend its longevity. Restoring means you are bringing it back to some prior appearance. From prior appearance you can document by photos or maps or whatever. Rehabilitation is doing significant work but significant work to what you have on hand. Ralph stated that it is a historic preservation. Robert stated that they checked only historic preservation. So if you're talking about it being recreation then you are meaning it is passive open space, and that is a different story. Ralph stated that he had one more question: how come we look at the Dartmouth Terrace that there is no money in there for design but for this one has a chunk of money for design and maybe we needed to discuss the actual design in what is going to happen like what we are doing right now. Chris then stated that when you look at the shrubs, perennials that were involved, what kind of the brick, restoring the fence and what is actually needed to talk about as far as what is to be there. How are we going to deal with all the existing conditions you need a designer in order that we get it right. Ralph stated that he can see that just from what we are talking about. Robert asked does anyone have any questions from committee members?

### **Nahorniak Park:**

Chris stated I am also presenting this one. Chris stated that Nahorniak Park is a pretty simple project. We want to provide accessible play elements and swings to help diversify the recreational value park. We would like to make sure that there is a dedicated play space outside Valiat School which is if you look at the splash pad, the existing things on the far left as you are facing the school you don't really have any recess play elements in between time. We want to make sure that the kids have time to have a chance to take a break and be able to climb on things and get energy out and extend that. Also, making sure that this is a park that is surrounded by neighborhood and we want to include them as well. So being able to have kids go up to the school to play on those elements as well. We are asking for \$250,000 and a lot of that includes the construction, the actual installation of the equipment and then some slight landscaping and design there. Robert stated that he had a basic question. The deed to which is attached to the application talks about the land being taken for school house purposes. GIS lists the owner of this property as the school department. We are always concerned when we are giving money that is for recreational use that it isn't part of the park system. What guarantees that we have that five years down the line and the school

department won't decide that a parking lot is better than a tot lot. Chris then stated that this is park land and we want to make sure that the deed is updated and similar to Hennessey when we had this conversation as well. Obviously some lawyers have to be involved. We will make sure to look at this and get it updated. Robert stated that this would be great. Juanita the school playgrounds in Springfield are always locked up after school is over, which means it is not for the community. If this is going to be used and it isn't a school and it isn't the park then it will be locked up and it wouldn't be for the community. Gloria stated that Valiat school is not located there anymore. Valiant school is across the street on the corner where OLSH is. I can't remember the name of the school in front of it. Chris is correct, this is a park. This is Nashorniak Park they had a splash pad put in a couple of years ago, it is a definite park. Robert then stated that it would be good if we had a legal (something) that states, this is now parkland because what you did give to us says it's land for a school house back in the nineteen twenties. Chris stated that this is an open park. There are really no fences except for the ones that are along the main street. There wouldn't be any locking, there is no way to actually if we wanted to control people from not using it. Similar to Kenefick park. It invites use because there is no fence. Ralph stated that they call this Safe Academy GIS says right or safe school. My question was going to be about the usage of it. I always get a little uncomfortable. I know when it is efficiency when a school can use an adjacent parkland for recreation purposes.

What concerns me is do they block it off somehow? Chris stated that we do want to make sure that we separate the two in a sense that while school is in children should not be playing outside. What is being proposed is pretty much directly in front of the school. While we want to encourage neighborhood use we also want to make sure to be mindful of the kids in school that are learning. Ralph did say that this is for school use and afterward the public can use it verses after school. It seems that it is a little tricky there. We are no more tricky than any other park that is close to a school. A lot of parks are close to schools and have the same challenges. Juanita stated the echo's program is in the park. Some of these parks that are adjacent to the schools that's what makes it a little bit uncomfortable. Gloria stated that when the splash pad was put in I was on the council then. So when they were out they were doing more active stuff like basketball and things of that nature. There was never an issue about what they would be doing recreational wise. So I think it is just a simple follow up on that to make sure that it's still in effect. I do believe that they do watch the students. Chris then stated that it is a public park. I think it is up to teachers and people and parents to make sure that it happens in a way which is helpful to both the public and the school if they should be co-using. It is for both. Robert asked those present if there are any comments.

### **Camp STAR Angelina Accessible Trail:**

Chris began by saying this was once Angelina Park. It is a program for young people ages 5 thru 14 with or without disabilities day camp. This funding would support construction of Camp Star Angelina accessible trail. From camp star it would provide accessible woodland from camp star at Angelina Campus down to Porter Lake We have already received funding from Match Trails Grant in 2019 and 2021 and CBG funding as well and that totals to about \$475,000 and our total budget to date is \$725,000. We are asking for the total CPA ask of \$250,000 this would cover landscaping and construction of picnic tables and benches as needed and or designed as allowed. We are all ready to get started. All design and

permitting is completed and this is Phase 2, which will be construction. The program itself in terms of what we want to get out of it is just to connect kids further and deeper to nature. We believe that this allows for an accessible path that follows the four service trail accessibility guidelines. To make it a beautiful experience. With that are there any questions? Ralph asked if this work was restricted to the camp grounds of Camp Angelina or is this sort of available to the public to walk on. Chris stated that it is the same answer and I think that is why We want to make sure that the public is able to use this. When the camp is not in session the public is allowed on this property and has full access. This would be something we want to make sure that the public is able to use where the camp is not in session; the public is allowed on this property and has full access. This would be something for Camp Star, Angelina Grounds as far as Forest Park on the back side. We want to encourage this. Ralph asked when you say the camp is not in session how often is the camp in session? It is offered for six weeks in July and August with two week sessions. Ralph stated that it is not most of the year then. Juanita stated that particular sign I think that it could be included in this because it is a little bit confusing. Whether that is permanently blocked because there is a camp there. Sometimes people in the neighborhood think that they can't go in there. What you also need out front is a little clearer sign while the camp is in use. Actually put the hours on the sign because it is very confusing for the residents in that area. Chris stated "thank you also for your heartfelt concern for your neighbors." We will be more clear and this funding also goes to signage and we will address that, thank you. Robert stated that he had a technical question for Chris. On the engineering drawings that are attached to the application.

There is what I am perceiving to be the proposed very curvy linear that goes to the camp down to the edge of Porter Lake. Then There is a colorized version of Camp Star Angelina. There is a big zaggy thing that I think says there is an accessible walkway. I am assuming that is not what we are talking about here. If that isn't indeed the case is there a way that you can get us on this colorized map super opposed trail. Chris stated that he saw what Robert was saying. I believe that this is just a drawing that proposes the trail and all of the actual black and white specks by GZA. Robert asked if someone in the park department or someone in GZA could superimpose the proposed trail on this colorized map. We can have an idea of where does it start and where does it goes and where it ends. We will make sure that it will be much clearer. Robert if you look in your packet the fourth page from the end there is a little schematic of the trail, is that what you're looking for. Robert stated that the third page has a colorized map that says the camp star Angelina. It shows the entire camp and shows what is supposed to be a proposed accessible boardwalk ramp. That is not what you are doing. There is no way on this that gives me an idea of where does the trail begin, where does the trail go and where does it end. For me looking at non colorized engineering plans it's very hard for me to put it in context. Where is it on the overall Camp Angelina parcel? Chris stated that it is on the back side. It is near the amphitheater on the back it starts off on the right hand side and from there you get the path straight down around and then it starts to zig zag. We will go back to GZA and make sure that we get something better. Ralph stated because as a planner who dealt with maps my whole career I was able to figure out. Most people, committee members, how does the colorized map relate to the other maps. We will go back to GZA and make sure that we can get something. Chris stated that there is a picture of number twenty five on page thirty two and it is placed behind the amphitheater. I think a colorized version of this map specifically will help in getting an understanding of the depth and where it is in the park. So we will get that for you for sure. The length of the trail is three fourths of a mile, seventy feet of elevation and gradually sloping down to (that's why there is a stake) to make sure that the trail is gradually accessible. It will be a wonderful project.

**Spanish American War Memorial Restoration:**

Chris began by stating this project was also played with by the committee. This received CPA funding in 2020 and we didn't understand what we were dealing with. Through the report we were given recommendations on how we treat the bronze and the apron elements and the granite. The Spanish American War Memorial was funded by Mozart Hunt, Hausman in 1906, and the memorial was erected in remembrance of the second in Massachusetts infantry and the war with Spain. We are asking for \$132,500 dollars for restoration work, preservation work of the granite and of the elements and for the monument to make improvements on the terrace of where it is situated. Are there any questions on this? Ralph stated that when this came to us there were two things I remember number one was not necessarily unanimous support for the idea of this monument in the north end because of the fact that the North End is primarily Puerto Rican in nature now. The war with Spain would take the Colony. That issue was raised a couple of years ago. That is not an issue for us but probably for the City Council. The monument should be preserved because it is a Historic piece of fabric. The original proposal was to dress up the area there but that confused me because this is a fairly busy intersection. I don't think there is any way that someone could get to this monument. There are no crosswalks to get there. The beautification of the area might not be passive recreation. It is dangerous to be there. The monument is Historic, that is for sure. The question that I have is whether there has been any consideration to perhaps relocating this monument. Is there a better place where it could be viewed? Robert stated that it simply is not a CPA eligible activity. Whether the park department chooses to move it elsewhere on its own dime. Certainly moving a historic artifact from its original location for political reasoning does not meet the secretary of Interior's Standards. Ralph stated that the monument is non accessible. Juanita stated that there are a lot of monuments in the middle of rotaries and they are not accessible. Ralph stated could it be put in a different place so it could be accessible and could be restored and we wouldn't have to pay for a triangle of land. I think part of the budget is to restore that triangle land. Gloria stated that if you're talking about urns that cost \$25,000 with plantings In the scope of things that there isn't anything that we have been asked for. We do have a letter of support from the New North citizens council. Juanita stated that on the urn issue the urns were not there originally. Those were added on because there is an old picture of it and if you see the postcards of it and none of them have the urns. Ralph stated that if you're looking at the budget there is seventy five thousand to conserve the monument. It's fifteen thousand dollars for the brick aprons surrounding the monument for landscape and the urns and there is landscaping. . When you look at the budget, like non preservation there is about \$50,000. Verses \$75,000 of the conservation, the historic artifact preservation. It seems like a split project. A little of half of it is for the conservation of the monument and the other half of it is neighborhood conservation. Chris asked are you suggesting that we just make it Historic? Gloria stated that I can't see spending the money on the Monument and not fixing up the area around it. It is an entrance way to Springfield. I feel that it is beyond improving the neighborhood. Robert stated to those present that he did not want to get into deliberation. These are questions from the applicants. Clinton then asked Chris if there are crosswalks and any accessibility to pedestrian traffic? Chris stated that no, we haven't really talked about it. We could, it is not our ability to do so we can always talk to the city to figure out how we can make it a safer destination, but there are no guarantees there.

We have bikeways and walkways meeting every month and we talk about where the money is going in order to make sure that people are getting around safely in the city. That is something that can be brought

up and we can see what happens. Ralph told Robert that he has seen this on the application about open space. Bob the box has it checked on open space and I think both applications came from the city and I'm not sure if the interpretation is correct for open space. Could you possibly help me at least to educate me? Is open space also a plot of inaccessible land that can be beautified? Robert told Ralph to read the definition of the state law contained. Robert then stated that the answer is this kind of space does not fall under Aquifer, Watershed, Stream Borders, Dunes, Fields, Farm Land, Woodlands and Wetlands and land for recreational use. You have used your own answer. Robert thanked Chris at this time.

### **East Forest Park Civic Association Enhancements:**

Frank Ryan began by thanking those present from the Preservation Committee. Our request for neighborhood gateways, signs and benches are not for our neighbor alone and for those who travel here. Citizens of Springfield, visitors that are traveling through and to our city. We hope that you will look at this as a city wide enhancement. Covid has made us aware of our immediate neighborhood. These times have also made us aware of the wonderful diversity, people moving into all the neighborhoods of Springfield. Young people are seeking homes that are more of a welcoming community feeling in our city of homes. We like our neighborhood to appeal to such young home buyers and ask them to take up residence in any of the areas of Springfield, especially here in East Forest Park. We feel that the signs will do an enhancement to our neighborhood much as they are in other neighborhoods of Springfield. We feel that there will be a renewal of the landscape promoting a feeling of a close community and hope that you see gateway signs that we are asking for. One is for the entryway from the north, down Roosevelt Avenue there is a triangular grass area where Roosevelt Avenue intersects Island Pond road. The second would be from the east at the intersection from Plumtree Road and Bradley Road. There is a small grass area there on the southwest side of the intersection. The third is what we think is really crucial. You are coming from the west from Forest Park, down Sumner Avenue, hitting east. At the railroad tracks where there is a large Pizza place is a large grass area on the southside of Sumner Avenue. We are also requesting two benches to be placed on the General Edwards bridge. Spanning Lake Massasoit. We are excited about the restoration of the lake, later this spring and summer and feel that two benches will also make a statement of warm welcome to the residents, the walkers, joggers and visitors that are traversing Roosevelt Avenue. It would offer an opportunity for relaxation for these walkers, joggers and visitors. We are deliberately requesting only two benches so it is more of a stop, relax, but not encouraging an assembly of any large number at that location. We have contacted Pat Sullivan at the Park Department about our budget request, both the purchase and the installation and feel that both of these requests follow the Gateway signs and the benches fall under your criteria to preserve and enhance the essential character of the Springfield Neighborhood. Robert then asked are you actually putting the benches on the bridge? "

Mr. Ryan responded by stating "yes" there is a wide side there and they just have stone that overlooks east and west. Robert then stated that I am assuming that the bridge is under the control of the department of Public Works. Have you had a conversation with them about the benches? No, I do not have that, it is Chris Cignoli, DPW. I think if you are given that they control the sidewalk and they control the bridge making sure that they are amenable to that happening. It could be possible that the sidewalk with such a wish that once you put the bench on it the sidewalk is no longer ADA compliant. That would obviously be a concern, it might be a concern to them when there needs to be snow removal. Robert asked if there were any other questions from committee members? Ralph stated that as far as the signs go what box

would it be under? It is checked as open space but I don't think it is an open space. I don't think a sign is recreation. I am just trying to figure out what is the CPA eligibility of a sign? What would be your interpretation on that? Ryan stated that we are very aware that so many other neighborhood signs are placed on locations which we suggest. As far as what box to check, I have no idea. Ralph then stated the other question I have regarding a green place on Sumner Avenue near the Dominos. Ryan then stated, do you know where the railroad tracks are? It would be a location, set back at the sidewalk and yes some of the rail trail will be passing through there we hope someday. The city has some of the railroad divisions to feel that it is yes. Ralph asked how can a sign be placed on someone else's property? Ryan then stated that hopefully the rail will be passing through and the city will be taking it back.

The Law department is looking at an appeasement at this time. Gloria stated that she has concerns about painting a sign. I am looking at the budget for one sided gateway signs at twenty two thousand. What they are saying is that the purchase price is \$35,00 but I thought that when neighborhoods put up their signs the cost was about \$4,000 dollars then so it makes me concerned about the cost of it and also the company that you are using is that the company that is being used by the city so all those signs are compatible. There is nothing here about working within the city. The Parks Department or DPW makes me a little bit concerned. I would like to see some of that information. I would also like to see pictures of where you're talking about putting up the signs. The question for Bob is it worthwhile to have a discussion before asking Mr. Ryan to do extra work as to whether this type is CPA eligible or not. I would hate to have Mr. Ryan do a bunch of leg work if we determine that it is not CPA eligible. Ralph then stated that for Mr. Ryan's benefit there have been signs erected in the city but I don't think that the CPA has ever funded any neighborhood signs. So the question that we are sort of talking about now is whether or not it is basically permissible to CPA money on signs. Ralph stated that he didn't think it was for this type of a sign. Ralph told Mr. Ryan, that is why I don't want you to do a lot of extra work unless this is allowable. Robert then stated that I would agree with you. This is not the acquisition, preservation, creation or rehabilitation of Open Space. This is not an acquisition, preservation, or rehabilitation of recreational use. Clearly it is not Historic and it is not Community Housing. It's not necessarily what we would be able to find. Steward Staganor at the Community Preservation and the Coalition would say but not CPA eligible. Ralph stated that the benches are a passive recreation and that could be something that could be funded. That would be dependent on the DPW. Mr. Ryan thanked them for their information.

Robert then stated that now we will move into the regular business of the Committee and hopefully it will be quick. Robert then said we have the minutes of April fifth. So if we can have a motion to approve. Gloria made the motion to approve. Willie Thomas made the second motion.

## **Springfield Community Preservation Committee**

### **Remote Meeting Agenda - Committee Only**

April 26, 2022

Approval of the minutes of April Fifth:

Gloria DeFillipo: yes, Clinton Harris: yes, Ralph Slate: yes, Juanita Martinez: yes,

Rhonda Sharell: yes, Judith Crowell: yes, Willie Thomas: yes, Bob McCarroll: yes

Robert then stated that we have received two quests for off cycle submissions of applications.

One from the owners of 145 Bay Street which is a vacant church and the other is from 28

Buckingham Street which is a residential group home both of the are in the McKnight district.

We need to have a discussion on that. Let me just say that in our instructions what we have

said is the CPC may under extraordinary circumstances both accept applications that require

consideration outside of the normal funding cycles because of emergencies or a market

opportunity. That is sort of the standard that we have set. Gloria asked why they are sending it

to off cycle, The cycle just really ended. Robert asked Karen to read one and one from an

email. Karen read from the Michael Diaz Foundation is requesting permission from the

Committee to submit an application to be considered at your May 3rd meeting. They stated

There is a 501C3 non-profit that owns two sober homes one on Buckingham Street and one on

Mill Street that are considered historic. They are hoping to apply for capital improvements for

the houses, including the roof painting etc. I apologize for being late on this request and I was

just aware of the application process. Thank you for your consideration. Karen Blanchard.

The second one is an e-mail: Good morning my name is pastor Reba, grant writer for the

Massachusetts first jurisdiction of the church of God and Christ. The jurisdiction under the

leadership of Bishop Samuel Hogan, Sr. owns the property at 145 Bay Street. Known as Holy

Temple Church. The jurisdiction is intending to see funding for the restoration of our church

located at 145 Bay Street, in Springfield. This church has been a significant community for

decades that has been standing empty since it was vandalized several years ago. It's absence

has been felt that the time is right to restore the historic church to its superior splendor and

renew its mission in the neighborhood. We intend to seek the funds needed for the restoration

of this Historic Landmark. At the present time we are working on getting the final estimate for the cost which we realize that it will be more than a typical CPA grant. Our plan is to put together that will include multiple sources of which we hope CPA will be one. We request the option of submitting the grant an application outside of the current grant cycle. Thank you for your consideration. Pastor Reeva Danonstort

Ralph stated that with the first one I don't see any urgency in that property. It seems that the property is operating and they are looking to do a capital improvement. They sort of missed the deadline. I don't see any reasonable reason to entertain that application. Karen did state that she did have a conversation with him and specifically it is the roof and the loft that need repair. Karen stated that when she spoke to him he stated that there is water damage. I can ask him to be more specific and send in something that describes that. That would be helpful. Ralph stated that the other one on Bay street seems a little stickier. Certainly that is an Historic Building and it is in disrepair. I would like to know the law department's opinion about restoring the building so it could become a church. That sounds to me like we are funding the creation of the church which I think is not the right area to be in according to that case in Acton. It is a really narrow bath that we have to walk on. On the other hand I would hate to see the building. It is an important building as well. Ralph said that the church is historic for sure. The issue in a court case funding something that would allow the church to continue basically. Robert then stated that we cannot legally park the Taplin versus Acton decision from the Law Department . Whether we say to this particular applicant. No, we are sorry to the applicant. No, we are sorry that you missed the deadline. Well, we will accept an off cycle application. Please be aware that funding religious projects is exceedingly difficult and our acceptance of an application does not guarantee that we will move forward with it. Ralph began by stating that if someone came in and said we would like to take this abandoned building which is threatened. When I look at it on a google map there is a hole in the window right? If they came in and they say that they would

like to make this into housing I would probably say, given the fact that the building is threatened and being vandalized I would be more willing to entertain an off-cycle application for this. Time is more of an essence here. If you go a year it could be burned basically by vandals. Maybe the law department would sort out the church part of it. I think that your suggestion is an excellent suggestion that we haven't submitted a letter to us in finding a subject to review prior to approving something to that nature. I would support that. Robert stated that we assume that we allow it. Let's have a motion regarding 145 Bay Street to make a decision on that. That we will have a motion on 28 Buckingham Street. Ralph made a motion that we accept an application off cycle for 145 Bay Street. Judith Crowell second that motion.

We need to have an application by June third and Karen can email it to everyone so it can be part of your consideration. Obviously, we would have them come in then on June 7th for an interview before we start the deliberation process. What we will do in June will come to that meeting with your top eight projects. Not necessarily in any order but the top eight so you have to worry about your top eight versus your top ninth project. We put them on a spreadsheet so you can see what people are thinking. We will talk about all the projects. At that point people think that the church is in their top eight and you would list your top eight. Ralph asked if we could get an opinion from the law department on this before the meeting? My gut reaction is that this would violate the Anti Aid Amendment. Robert said that he asked the law department to give us an opinion but obviously they were looking at the Christ Church application and I asked if they would give us their opinion by mid June so we could get it out to the Committee members. It is indeed a specific ruling based on a specific application and clearly if we are telling them if we are giving the church until early June we won't get a law department ruling as to whether the aspects of their application will go forward. The worst thing is it may show up on people's lists. After the discussion in June when we meet in July is when we start voting on projects. Assuming the church gets us an application I would hope that we would get it quickly

and the law department and they would get us an opinion prior to actually starting on voting on recommendations in July. Robert asked Ralph, are you taking Gloria's friendly amendment that we were willing to accept an off cycle and we want an application by June third? Ralph stated "yes." Robert stated that this is the motion on hand.

Ralph Slate: yes, Gloria DeFillipo: yes, Juanita Martinez: yes, Clinton Harris: no,

Rhonda Sherell: yes, Judith Crowell: yes, Willie Thomas: yes, and Robert: McCarroll: yes

Ralph stated that he would make a motion just for discussion purposes that we approve the request for an off cycle application for the Buckingham property. Second Clinton Harris.

Gloria from what he said my vote would have been no but with parents saying that they need repairs I would feel comfortable saying that they have until June third and send in the application. We will make a decision at our June seventh meeting. Robert stated that they already offered to make their presentation at our May meeting. Ralph said that he would approach the information that they had given to us does not warrant the offsite request. What Karen said to us was that they are hinting at more information. I don't think Karen was definitive to say "no they have a roof problem and it is causing damage." It was said that they have some envelope issues. I would like to know more about what their urgent need is with the church. The building has been vandalized and it is abandoned. In this case they haven't stated what the need is so I would really hesitate to have them actually present the application to us because we are like defacto by accepting it without knowing why it should be considered as extraordinary. I feel that they should say we need to put in an application because we have an urgent need. Then we hear the application otherwise we don't have any sort of a philosophy That would mean someone could put in an application next week if they want to. Robert stated that in this case they clearly said that recently they became aware of the CPA funding source.

So their lack of awareness is not an emergency or a special marked condition. It is bad planning on their part. I share Ralph's concern that without knowing that there is a dire situation at the end of time. Ralph made the motion that we table this and request them to tell us what their circumstance is to warrant the off cycle application. Ralph has made a motion to table a decision and to request from them a letter that explains what is the specific emergency or market opportunity. Karen said that she will send this out tomorrow and if they respond within the same day with valid reasons why it is an emergency do you still want to hear their application or push that to June and that would be the second. Robert stated that we need to grant them the ability to submit off-cycle. And that would occur on May third. On May third we will take a vote and then they will be told sorry or they will be told "yes get an application." We will interview you on June seventh.

Ralph Slate: yes, Gloria DeFillipo: yes, Juanita Martinez: yes, Clinton Harris: no,

Rhonda Sherell: yes, Judith Crowell: yes, Willie Thomas: yes, Robert McCarroll: yes

The Historic Home Program Ralph stated that the only thing I have the office of housing has agreed to provide the staffing for the general contractor work. Basically they have John Collins Who will review the properties that are selected. We will write the scope of work that the homeowners will then use to give to contractors for bids so that we have consistent scopes of work and we aren't dealing with all kinds of contractors opinions and so on. As far as the application I think that we are very close on the application. The only thing that we are waiting for is a little bit of direction from Rod and Judy about how to change the income scales. We had a subcommittee meeting. We talked about the program being the same as last year and I think about the subcommittee there was some concern about the fact that prices have inflated a bit. We were talking about the reimbursement scale a bit. I don't really know where to go with that. I was hoping that someone would give me more information as their opinion. I will be blunt, I don't really want to tweak it but if there other people on the subcommittee want to tweak it I'm

willing to tweak it. If it were me I would say leave it like last year. Robert stated that he thought the subcommittee needs to meet between now and May third because if we don't have a resolution coming from the sub committee we will indeed decide that we are going forward with the same standards as we had at the planning as we had last year. Ralph asked Rhonda and Judy, do you want to have a meeting or do you feel you have enough information to send an email to me? Rhonda stated that she would send the information tomorrow. Judy said she will do what Rhonda did. There will still be a need to have an in person conversation. Ralph stated that he feels we can work out our differences on April third. Robert then said what he is hoping for is that applications ready to go at the May third meeting so Karen can start a liaison with the two homeowners that have the severely deleted porches that we said that we would deal with before we dealt with the lottery folks.

Robert asked Karen do you have any updates? Karen stated that she would run through this quickly.

The Historic Homes Program with Phase One has three homes complete, three in process, one contractor resigned and she needs to find a new contract or by June thirtieth two homes have partial issues. It means that they are not progressing as quickly as they should because there are issues with the contractor. This is what it is. They are moving along. One thing that concerns me is that the contractor that resigned was for reasons that he didn't want to do the job and he is on something else. Robert stated that we gave the office of planning and economic development until November to complete everything. They gave their applicants until June 30th to complete everything. They need to give her an extension or we need to give them an extension.

The two banners will go up on the homes that are in process. The plaques are up for the homes that are complete.

Twenty Twenty one projects last year: The Kilroy House just sent a quick update. They are

finalizing the contracts with the stucco and the plaster contractors; they are on track to complete the project before the grant period ends in November.

The two banners will go up on the homes that are in process.

East Springfield Library Reading Room They met with GZA the environmental group along with Pat Sullivan and Laura Welch and Myron Hatchett and they got a professional landscape and they got Architectural services based on the conceptual drawing. The only thing we are waiting for them is to give us an update.

No update from the city of Springfield with down payment assistance. Seventy Seven Maple Street from the work from two thousand and eighteen. They have sporadic interest in the site for not working purposes. I am sure that where the co-working model has suffered in the air of COVID and places large and small we work on a national scale and EMS works on a local scale that had trouble making it. While we are disappointed we create the co-work project from 2019 within the budget that we had established it may end up working for the best in the long run as an alternative for that site. We have other ideas and I would be happy to share that with you with your team anytime.

Wayfinders, Jill Linfield called to explain that they did not get the state credits this cycle. They are going to re-apply in September. The supply chain due to COVID has changed the cost and it may be a good thing if the credits are not coming until after when hopefully the prices go down. They may need an extension and will check back with us in a few months but they are progressing.

A motion to adjourn. All in favor