



# City of Lowell – Community Preservation Committee

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## Community Preservation Committee Meeting Minutes

Thursday, July 8, 2021 6:30 p.m.  
Conducted in-person and via zoom

**Note: These minutes are not completed verbatim. For a recording of the meeting, visit [www.ltc.org](http://www.ltc.org)**

### Members Present

Adam Baacke, Chair  
Eric Slagle, Vice Chair  
Sinead Gallivan, Member  
Sidney Liang, Member  
Bradley Buitenhuys, Member  
Philip Shea, Member  
Troy Depeiza, Member  
Christine McCall, Member

### Members Absent

John Linnehan, Member

### Others Present

Dylan Ricker, Assistant Planner

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A quorum of the Committee was present. A. Baacke called the meeting to order at 6:31pm. Members attending remotely include, Member Depeiza, Member Gallivan, Member Shea, and Member Liang are participating remotely.

### I. Minutes for Approval

#### 7/8 Minutes

C. McCall motioned, and E. Slagle seconded the motion to approve the minutes. The motioned passed unanimously, (8-0).

### II. Continued Business

### III. New Business

#### **Eligibility Application: 555 Merrimack Street, 01852**

The Coalition for a Better Acre has applied to the Community Preservation Committee for an eligibility determination seeking \$500,000 of CPA funds for the creation of affordable housing, and restoration of Open Space at 555 Merrimack Street. The applicant proposes to redevelop the property into a mixed-use building including 27 affordable units, and 1 first floor commercial space. The proposed units will be income restricted and for individuals and families that have struggled with substance abuse. The applicant proposes to enhance and restore the landscaping along the Western canalway, and improve the canalway's connectivity. **The applicant is currently seeking an eligibility determination from the CPC.**

#### In Favor:

Russell Pandres, Applicant

R. Pandres stated that the project is to develop affordable housing at 555 Merrimack Street, and all units will be income restricted with tenants earning 60% of the Area Median Income or less. R. Pandres said the plan is to design the building using Passive House standards to reduce the carbon footprint. R. Pandres added the project will include solar panels and will meet many of the City of Lowell's sustainability goals. R. Pandres estimated the total cost will be \$12.3 million.

R. Pandres said that the Coalition for a Better Acre will work with Lowell House to provide supportive services to residents suffering from substance abuse disorders. R. Pandres stated that a Lowell House staff member will be on site 40 hours per week. R. Pandres said that the CBA is applying for both Open Space and Community Housing funding. The applicant seeks improve the area along the canalwalk, and are working with a landscape architect. The work includes new plantings, repaving the walkway, improved overhead lighting and potential work increasing circulation in the area of the canalwalk, along with improved tree canopies and benches.

In Opposition:

None

Discussion:

B. Buitenhuis recused himself from the application.

A. Baacke stated that the purpose of the meeting was to determine whether applications are eligible for CPA funding, and if they are not to discuss how applications can become eligible.

S. Gallivan asked whether the applicant applied for both Open Space and Community Housing funding in their application. D. Ricker stated the applicant submitted an amended form requesting funding for each category. S. Gallivan asked whether the application would require 2 applications to clarify the amount of funding for each category. D. Ricker said the CPC can clarify the amount of funding for each category in their final decision.

S. Liang asked if it was possible for applicants to breakdown the costs for each funding category to make it clearer how much funding they are requesting from the CPC in each category. A. Baacke asked if the applicant could provide a breakdown. R. Pandres agreed and stated they would share the entire budget.

Motion:

C. McCall motioned, and S. Gallivan seconded the motion to approve eligibility for Open Space and Community Housing funding. The motion passed unanimously, (7-0).

**Eligibility Application: Beyond Civilization, Route 38 & 110 Rotary, 01850**

Fire of Life Compost & Cleaning, LLC has applied to the Community Preservation Committee for an eligibility determination seeking \$25,000 of CPA funding for Historic Preservation, Open Space, Outdoor Recreation, and Community Housing. The applicant proposes to use CPA funds to employ homeless individuals to clean historic areas, canals, parks, and public spaces, remove invasive species, and create composting sites. The applicant states that a form of housing will be provided to homeless workers. **The applicant is currently seeking an eligibility determination from the CPC.**

In Favor:

None

In Opposition:

None

Discussion:

A. Baacke stated that the applicant has withdrawn their eligibility application.

Motion:

**Eligibility Application: 1827 Bell and Wheel Repair, 99 Church Street, 01852**

The First United Baptist Church has applied to the Community Preservation Committee for an eligibility determination seeking \$15,000 of CPA funding for a Historic Preservation project. The applicant proposes to use CPA funds to replace the cracked wooden wheel and clapper which allow the church bell to swing and ring. **The applicant is currently seeking an eligibility determination from the CPC.**

In Favor:

Sharyn Hardy, Applicant

S. Hardy explained photographs of the building and its wheel and clapper which allow the bell to ring. S. Hardy noted cracks in the wood spokes which have caused the bell to shift in a way that does not allow it to swing. S. Hardy stated that the contractor provided a quote for both a metal and wooden wheel and clapper. The metal option is cheaper, longer lasting, and the preferred choice. S. Hardy added that the clapper is damaged in a way that would damage the bell if it were to swing.

In Opposition:

None

Discussion:

B. Buitenhuys asked if the application should be clarified to show the preferred material and its cost. A. Baacke stated that in the eligibility phase it is not required and said it will be up to the CPC and its Historic Board representative to determine the eligibility. S. Hardy stated that the preference was for steel, and added that the bell dated back to the Civil War, but they are unsure whether a new wheel and clapper made today would last as long, and stated steel will likely last longer.

Motion:

E. Slagle motioned, and C. McCall seconded the motion to approve eligibility for Historic Preservation funding. The motion passed unanimously, (7-0). S. Gallivan abstained.

IV. **Other Business**

V. **Notices**

VI. **Further Comments from Community Preservation Committee Members**

## **VII. Adjournment**

C. McCall motioned, and S. Liang seconded the motion to adjourn. The motion passed unanimously, (8-0). The time was 6:53pm.