



Community Preservation Committee

Wednesday, November 19, 2025

City Hall Auditorium

62 Friend Street
Amesbury, MA 01913

6:00 p.m. – 7:00 p.m.

MEETING MINUTES

1. Roll call

Wayne Griffith called the meeting to Order at 6:00pm

Present: Joe Fahey (JF), Michelle Faucher (MF), Peter Frey (PF), Wayne Griffith (WG), Andrew LeFleur (AL) (Attending as a representative of the Amesbury Housing Trust), Bob Manseau (BM), Jay Williamson (JW) (arrived at 6:06pm)

Absent: Suzanne Egan (SE), Joel Nice (JN)

Amesbury Housing Trust (AMT): Annmary Connor (AC), Steve Stanganelli (SS), Kassandra Gove, Mayor (KG)

City Staff: Howard Snyder (HS)

(Meeting is broadcast and recorded by Amesbury Community Television)

2. Administrative

Minutes of August 20th 2025

MOTION by Wayne Griffith to approve CPC meeting minutes of August 20th 2025 for discussion.

First: Bob Manseau

Second: Michelle Faucher

Vote: 7-0. Motion passed unanimously.

No discussion on draft minutes.

MOTION by Wayne Griffith to approve CPC meeting minutes of August 20th 2025.

First: Bob Manseau

Second: Michelle Faucher

Vote: 7-0. Motion passed unanimously.

Minutes of September 17th 2025

MOTION by Wayne Griffith to approve CPC meeting minutes of September 17th 2025 for discussion.

First: Joe Fahey

Second: Andrew LeFleur

Vote: 7-0. Motion passed unanimously.

No discussion on draft minutes.

MOTION by Wayne Griffith to approve CPC meeting minutes of September 17th 2025 for discussion.

First: Joe Fahey

Second: Andrew LeFleur

Vote: 7-0. Motion passed unanimously.

3. Community Preservation Plan

WG: This is the fourth in a series of meeting the CPC has scheduled to gain insights regarding three primary categories (Historic Preservation, Housing, and Open Space and Recreation) that will be the basis of the CPC's development of the city's Community Preservation Plan. The anticipated format of the meeting is the Amesbury Housing Trust will provide a brief presentation followed by an open discussion on the commission's priorities for the community.

WG: Introduces Amesbury Housing Trust member Annmary Connor (AC) to present.

AC: Introduces herself and other members of the AHT in attendance. Begins presentation with discussion on the mission of the Trust – preservation and creation of affordable housing in Amesbury for low- and moderate-income households. Primary tool is use of flexible funding to bridge financing gaps and secure permanent affordability.

Speaks to the presentation slides on the screen and highlights the following:

- Overarching Priorities: Production and Preservation, Targeting Vulnerable Populations, Financial Stability.
- Overarching Goals: Production, Funding, policy and Advocacy, Capacity.
- Broad Guide (Comparative Strategies):
 - Resources Management – Maximize funding, Expedite project funding, Monitor City property, Generate revenues.
 - Project Implementation – Financial support, Property development, preservation focus.
 - Administrative – Strategic planning, Expert support, Public engagement.
- Accomplishments: Rental assistance program; support of community / economic development with administration of CDBG grants / monitoring; development of first-time homebuyer program; funding for home renovation / emergency repair.
- Future goals: top priority is SHI (Subsidized Housing Inventory) production; address needs of cost-burdened residents, focus on generating own revenue streams.

AC: Opens their presentation to questions from CPC members.

MF: Mentions maps produced for Housing Production Plan (HPP) and potential use by AHT as guides as they are not specific enough. Asks about potential shovel ready projects and utility assistance.

AC: HPP maps would be useful. AHT operates on the function of affording housing and uses only housing trust funds – utility assistance is available elsewhere.

JF: Asks about finances and current SHI and AMI.

AC: Describes near future meeting of Trust specific to financial planning. Notes HUD determines Amesbury's AMI category and income levels (grouped in with Boston). Trust has public support but needs to get greater public support (idea behind increasing public engagement.)

WG: Asks if there is any overlap/redundancy between Housing Authority and the Trust? Is there

ability for both to work more / better together.

AC: Trust focus / mission is different than the AHA so does not think there is overlap – especially in terms of the household income levels each serves. Certainly areas for both to collaborate more.

4. Next Meeting Date

HS notes the third Wednesday of December is the 17th and previous discussions of CPC members was to invite stakeholders of Amesbury's active recreation facilities to meet with the CPC.

CPC members discuss their availability for that date.

Next meeting of the CPC is scheduled for December 17th at 6:00p.m. in the City Hall Auditorium.

5. Adjournment

WG calls for a motion to adjourn.

MOTION to adjourn made by Peter Frey.

Second: Joe Fahey.

No discussion

Vote: 7-0. Motion passed unanimously.

Meeting adjourned at 6:50 p.m.