

Gloucester Community Preservation Committee

Committee Meeting Report for July 16, 2013

Members attending: J.J. Bell, Charles Crowley, Sandy Dahl-Ronan, Bill Dugan, John Feener, Karen Gallagher, Tom O'Keefe, Stacy Randell
Members absent: Scott Smith
Staff: Debbie Laurie, Community Development Staff

1. The meeting began just after 6:00 p.m. Ms. Gallagher moved to adopt the minutes of the meeting held on June 11, 2013. Mr. Crowley seconded. Mr. Bell noted that the notes should be amended to show that Ms. Dahl-Ronan opened the meeting. The minutes were approved as amended.

Ms. Gallagher moved to adopt the minutes of May 7, 2013. Mr. Crowley seconded. Mr. Bell noted that the minutes should be amended to show that motions were approved rescinding funds for the Lane's Cove Shack, the Friends of Good Harbor (FOGH) acquisition and the City's Little River Stream Habitat Restoration. The minutes were approved as amended.

2. There was a brief discussion on the most acceptable amount of grants to be awarded. Mr. Bell said he learned through a discussion with the City Auditor that Mr. Costa was comfortable with a total amount of approximately \$525,000. It was noted that the committee had so far committed approvals for \$385,000.00, leaving \$140,000 to be allocated if desired. It was mentioned that two project applications, not yet acted on, amounted to \$190,000. Those are the Paint Factory Chimney repair (\$40,000) and the out of cycle request from Friends of Good Harbor for the purchase of Salt Island (\$150,000). The discussion also included the merits of reducing the debt incurred for the Newell Stadium project with some or all of the balance of \$140,000.

3. Given the estimated balance of \$140,000 in 2013 funds to be allocated the members wanted to discuss the merits of the Paint Factory and Salt Island projects. Ms. Randell spoke in favor of partial funding of the Paint Factory chimney repair cost. Several other members expressed a desire to support Ocean Alliance in some way. They cited the positive economic impact the organization can have on the community and the substantial commitment of \$4.5 million Ocean Alliance is making to renovate and reuse the iconic structures on the site. Some concern was expressed about the use of CPA funds for a non-functional chimney. As well it was mentioned that the building adjacent to the chimney may not remain in the final plan. Mr. Bell suggested that a façade/preservation easement might be required if the grant is approved. This will have to be clarified by counsel. A motion on the grant request was held off until after a discussion on Salt Island. Several members expressed an interest in some support of the chimney project as a show of support for Ocean Alliance's strong support of and commitment to the Gloucester waterfront economy.

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There was a wide-ranging discussion on the request of FOGH to acquire Salt Island at \$100,000 above the appraised value of \$200,000 using CPA funds in the amount of \$150,000. The public benefit would be assured through a conservation easement allowing public access to the island. It was mentioned that FOGH sought the help of Essex County Greenbelt, The Trustees of Reservations and other like organizations before seeking CPA funds. The application for funds did not identify the party that made an offer on the property. With many questions concerning the FOGH request it was the consensus of the committee that Mr. Crews should be invited to the next meeting on August 20, 2013. Members were urged to submit questions to Ms. Laurie prior to the meeting. She would get the questions to Mr. Crews. The meeting will also address the amount of funds to be used to reduce the Newell Stadium project debt.

4. The committee members reviewed the prepared motions for the 20 project applications. Those motions are attached hereto and made a part of these minutes.
5. The next CPC meeting was scheduled for 6:00 p.m. on Tuesday, August 20, 2013.
6. The meeting adjourned at 7:15 p.m.

Documents used during the meeting:

1. Letter from Friends of Good Harbor, Inc. transmitting their CPA Application for the Salt Island Preservation Project

DATE July 16, 2013

MOTION made by Tom O'Keefe

SECONDED by Sandy Dahl-Ronan

The Community Preservation Committee recommends that the City Council appropriate **\$100,000.00** to the **ESSEX COUNTY GREENBELT** for the purpose of preserving the Norcross property, located at Concord Street and Route 128, Gloucester, MA, by protecting the property from development as well as to enhance, expand and improve access and parking for the adjacent 300 acre Tompson Street Reservation, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be May 31, 2014;
2. A Conservation Restriction will be required.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Charlie Crowley

SECONDED by Stacy Randell

The Community Preservation Committee recommends that the City Council appropriate **\$7,500.00**, to the **MAGNOLIA LIBRARY AND COMMUNITY CENTER** for the purpose of the rehabilitation and restoration of an historic asset by hiring a sprinkler engineer to develop a plan for a sprinkler system to protect and preserve the building in the event of fire, and/or hiring an architect to draft plans for a handicap compliant bathroom, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014;
2. Funds to be utilized for hiring a sprinkler engineer to develop plans for the installation of a fire protection system and/or an architect to draft plans for a handicap bathroom;
3. An historic preservation easement will be required.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Stacy Randell

SECONDED by J.J. Bell

The Community Preservation Committee recommends that the City Council appropriate **\$20,000.00** to the **SARGENT-MURRAY-GILMAN-HOUGH HOUSE ASSOCIATION** for the purpose of the rehabilitation and restoration of an historic asset by repairing the foundation, repointing chimney bases and outer walls, replace and repair beams, support columns and repairing the basement window, at the Sargent-Murray-Gilman-Hough House Association located at, 49 Middle Street, Gloucester, MA, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by John Feener

SECONDED by Bill Dugan

The Community Preservation Committee recommends that the City Council appropriate \$36,000.00 to the **CITY HALL RESTORATION COMMITTEE** for the purpose of the rehabilitation and restoration of an historic asset by repairing and repairing city hall windows on the second level of City Hall, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Sandy Dahl-Ronan

SECONDED by Karen Gallagher

The Community Preservation Committee recommends that the City Council appropriate **\$25,000.00** to the **PHYLLIS A. MARINE ASSOCIATION** for the purpose of preserving an historic asset by repairing and restoring the stern of the Phyllis A., with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014;
2. An historic preservation easement may be required.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Tom O'Keefe

SECONDED by Sandy Dahl-Ronan

The Community Preservation Committee recommends that the City Council appropriate **\$10,075.00** to the **Gloucester DPW, working with CAPE ANN WOMEN'S SOFTBALL LEAGUE**, for the purpose of the rehabilitation of recreational land by repairing and restoring the infield and outfield at Mattos Field, Gloucester, MA by filling and grading, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Karen Gallagher

SECONDED by John Feener

The Community Preservation Committee recommends that the City Council appropriate **\$4,000.00** to the **Gloucester DPW working with George Roark and Suzannah Wolfe** for the **STAGE FORT PARK WALKING PATH** for the purpose of the rehabilitation and restoration of recreational land by repairing and resurfacing a gravel path approximately 325 ft. X 10 ft. from the green gate at the visitor's center on the left side, to the intersecting paths towards the fort and ocean, at Stage Fort Park, Gloucester, MA, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Bill Dugan

SECONDED by Charlie Crowley

The Community Preservation Committee recommends that the City Council appropriate \$ 30,000 to the OCEAN ALLIANCE, for the purpose of the rehabilitation and restoration of the chimney and accompanying brick building with repointing and stabilization of the Tarr and Wonson Paint Factory chimney, located at the end of Horton Street on the Rocky Neck Peninsula, Gloucester, MA with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014;
2. A historic preservation easement will be required.

VOTE:

8 Yes

_____ No

_____ Abstain

DATE July 16, 2013

MOTION made by Stacy Randell

SECONDED by J.J. Bell

The Community Preservation Committee **DOES NOT** recommend funding the request of the **THE GLOUCESTER ADVENTURE, INC.**, for the purpose of preserving the Adventure by repairing and restoring the Captain's Cabin, galley and the fo'c'sle, at this time.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Karen Gallagher

SECONDED by John Feener

The Community Preservation Committee recommends that the City Council appropriate **\$50,000.00** to the **ROCKY NECK ART COLONY, INC.** for the purpose of the rehabilitation and restoration of an historic asset by providing exterior restoration, which includes; window repair, gutter and downspout replacement and painting as well as providing handicap accessibility through the installation of a ramp and constructing handicap compliant restrooms at the Rocky Neck Cultural Center located at, 6 Wonson Street, Gloucester, MA, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014;
2. An historic preservation easement will be required.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Bill Dugan

SECONDED by Charlie Crowely

The Community Preservation Committee recommends that the City Council appropriate \$5,000.00 to **GLOUCESTER WATERWAYS BOARD** for the purpose of the rehabilitation and restoration of recreational land by clearing the overgrown areas and to provide seating/viewing area located at **LOBSTER COVE PUBLIC LANDING**, Gloucester, MA, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Charlie Crowley

SECONDED by Stacy Randell

The Community Preservation Committee **DOES NOT** recommend funding the request of the **CAPE ANN TRANSPORTATION OPERATING COMPANY**, for the purpose restoring Cressy's Beach at Stage Fort Park, at this time.

VOTE:

8 Yes

0 No

0 Abstain

DATE: July 16, 2013

MOTION made by: Tom O'Keefe

SECONDED by: Sandy Dahl-Ronan

The Community Preservation Committee recommends that the City Council appropriate **\$10,000.00** to the **CAPE ANN MUSEUM AND THACHER ISLAND ASSOCIATION** for the purpose of preserving an historic asset by repairing and restoring the 'Fresnel Lens' and permanently exhibiting at the museum, located at the Cape Ann Museum, located at, 27 Pleasant Street, Gloucester, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

7 Yes

0 No

1 (J.J. Bell) Abstain

DATE July 16, 2013

MOTION made by J.J. Bell

SECONDED by Tom O'Keefe

The Community Preservation Committee recommends that the City Council appropriate \$35,000.00 to the **GLOUCESTER COMMITTEE FOR THE ARTS** for the purpose of preserving an historic asset by restoring and repairing the Mulhaupt panels in the hallway of City Hall, Mural in Attorney's office, Mural in auditorium and Mural in Mayor's office reception area with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by J. J. Bell

SECONDED by Tom O'Keefe

The Community Preservation Committee DOES NOT recommend funding the request of the **CITY OF GLOUCESTER VETERAN'S SERVICES AND "THE THREE FRIENDS"**, for the purpose preserving the Poor Farm Cow Barn roof, at this time.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Stacy Randall

SECONDED by J.J. Bell

The Community Preservation Committee recommends that the City Council appropriate **\$5,000.00** to **MAGNOLIA BIKE CLUB** working with the Gloucester DPW for the purpose of obtaining technical assistance to aide in the planning, location, design, permitting and cost analysis of the proposed '**Pump Track**' at the Magnolia Woods field, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Charlie Crowley

SECONDED by Stacy Randell

The Community Preservation Committee recommends that the City Council appropriate **\$30,000.00** to the **MAGNOLIA HISTORICAL SOCIETY** for the purpose of the rehabilitation and restoration of an historic asset by upgrading the electrical and the HVAC system, at the former Blyman School, located at 46 Magnolia Avenue, Gloucester, MA with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014;
2. An historic preservation easement will be required.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by John Feener

SECONDED by Bill Dugan

The Community Preservation Committee recommends that the City Council appropriate **\$8,000.00** to **GLOUCESTER WATERWAYS BOARD** for the purpose of the rehabilitation and restoration of recreational land by clearing over grown area and provide seating/viewing and parking areas at **Hodgkins Cove Town Landing**, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

8 Yes

0 No

0 Abstain

DATE July 16, 2013

MOTION made by Sandy Dahl-Ronan

SECONDED by Karen Gallagher

The Community Preservation Committee recommends that the City Council appropriate **\$25,000,00** to the **GLOUCESTER PUBLIC WORKS DEPARTMENT** for the purpose of rehabilitating and restoring a recreational resource by repairing and enhancing the **Skatepark** located at the O'Maley Middle School, 32 Cherry Street, Gloucester, MA which will consist of transition areas, new signage, new benches, new recycle/trash containers, lighting upgrades and landscape improvements with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014;

VOTE:

8 Yes

0 No

9 Abstain

DATE July 16, 2013

MOTION made by J.J. Bell

SECONDED by Tom O'Keefe

The Community Preservation Committee recommends that the City Council appropriate **\$15,000.00** to the **FRIENDS OF GLOUCESTER DOG PARK** for the purpose of creating recreational space for an agility center for dogs which, includes adding a section of fence, gate and some outdoor agility equipment, at the **Dog Park** located at Stage Fort Park with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2014.

VOTE:

8 Yes

0 No

0 Abstain