

**COMMUNITY PRESERVATION COMMITTEE  
PUBLIC MEETING  
MINUTES**

**ROUND 5 – 2014 PROJECT PRESENTATIONS**

Monday, April 14, 2014, 6:00 PM

Rose Baker Senior Center

6 Manuel Lewis Street, Gloucester, MA

Present: CPC members: Sandy Dahl Ronan, J.J. Bell, Co Chairs; Stacy Randell, Scott Smith, Charles Crowley  
John Feener, David Rhineland and Joseph Orlando

Absent: Bill Dugan

Also present: Debbie Laurie, Senior Project Manager

**INTRODUCTION:**

J.J. Bell, Co Chair, opened the meeting with introductions and stated that this is Round 5 for the Community Preservation Act for 2014. He stated that there have been 46 projects to date and over \$4M has been awarded in CPA funds; 2.6M of that was for City Hall Restoration and many other leveraged dollars. Many great projects have been accomplished which are the character and fabric of our community. Newell Stadium and City Hall, just to name a few. Round 5, the CPA received 17 applications in the categories of Open Space/Recreation and Historic Preservation; there were no Community Housing applications this round. Total of 1.6M in requests, with total project costs of over 4M. He stated that less than a third of the requests are available for award. The CPA will face some tough decisions this round and keep in mind that with limited funds, what would your projects priorities be?

J.J. then proceeded to explain the process of the hearing; each presentation will get 5-8 minutes to speak about their project, followed by two minutes people in favor or against and then the CPA will ask questions. Also, Deb Laurie will be in touch with all the applicants tomorrow by email to set up site visits for each project, if applicable.

The presentations were as follows:

**Rocky Neck Art Colony – Cultural Center at Rocky Neck, Second Phase Renovations project  
CPA request - \$75,000**

Ms. Karen Ristuben, President of the Cultural Center, gave a brief history and back ground of the project; started three years ago with a campaign to purchase and renovate the 6 Wonson Street property. The project is halfway through phase I renovations which includes handicap accessibility improvements. They have received \$50K from CPA and \$74K from Community Development Block Grant (CDBG) funds for phase I renovations. All the handicap renovations should be accomplished by end of May of this year. The request this round is for Phase II renovations, which includes kitchen and office space renovations, repair of deck on the right side of building, HVAC upgrade, drainage system (some has been accomplished already in phase I), and installation of ten storm windows for the Main Hall. The total estimated budget for these renovations is \$155K, plus architectural design to complete Phase II.

No one spoke in favor or against project.

Questions by CPA members:

With limited funds, what would your priorities be for renovations? Karen responded that getting the building

secure and weather tight would be their first priority. The HVAC and insulating would be number one priority – storms and deck could wait.

Mr. Feener suggested that Ms. Ristuben look into Mass Save program for other energy saving opportunities.

Ms. Ristuben would look into Mass Save and also stated that they have applied to Mass Cultural Council for other funding.

Mr. Bell asked Karen to explain the non-profit vs. for profit status of the Cultural Center. Ms. Ristuben explained that 25% commission from the sales of art from their Artist's displays goes to the non-profit arm of the Center, with the 75% going to the individual artist. Most of their revenues come from the sales of the art, although they have other programs that produce revenues.

Scott Smith asked Karen what type of storms would be used. She said they would probably be double hung, and will try and match the old ones that were once there.

John Feener asked if the project needed any special permits, like conservation permit. Karen responded, no.

### **Community Development Department -Burnhams Field Ball Field Back Stop Replacement CPA Request - \$50,000**

Steve Winslow, Senior Project Manager for the Community Development Department made the project presentation. Mr. Winslow gave an update of the Burnham's Field Phase I Construction Project. The project was re-bid in January and was awarded to Heimlich Construction and Landscaping. The base bid and five alternatives will be accomplished, but did not include the back stops for the two fields. Steve handed out a picture of one of the backstops and its current condition to the Committee and audience (see attached).

Steve referred to the picture, and told everyone as you can see that the current backstop is rusted, falling apart in various locations and is in pretty bad shape and is beyond repair. He mentioned that they have applied for other grants from the state, but was told that the state prefers not to fund the same project more than once. Burnham's has already received funds from the State for this project. Small items, like the benches, planting boxes will be funded by fund raising from the Friends of Burnham's Park. \$50,000 was the estimate that was given in the base bid in August for the overall project for Burnham's. They can't add this to the scope of work for the current contract, so it would have to go out to bid. It is a high quality, coated fencing that will last a lot longer and fits into the overall design of the Park.

Questions by CPC members:

The question was asked why the difference in prices in the estimates from Reliable Fence. Councilor Melissa Cox answered this question by saying that the estimate from Reliable Fence didn't include everything, like the black coating. Fencing is very expensive and she has had several calls from neighbors of the park that balls are entering their yards and they are concerned for safety and broken windows.

Charlie Crowley asked why the Leagues who use the field can't donate any funds. Melissa responded that they have spoken to the Leagues and no one will help. Other ideas to raise money for the fields were discussed.

John Feener asked if only one backstop could be done; answer was yes, although it would be more cost effect to have both done at the same time.

Stacy Randell questioned if DPW could install the backstops; no, not for this type of fence. DPW has done other projects for the field, assisting with the waterline for the community garden and will be assisting with the storm drains and sewer connection and the foundation for the restroom. They have also committed to maintaining the new restrooms.

No one spoke in favor or against the project.

**Cape Ann Women's Softball League – Light up Mattos, Design Stage 1**  
**CPA Request - \$12,679**

Patti Amaral, member of the Women's Softball League gave the presentation for the project.

She stated that the purpose of this project is to perform preliminary design work for installing new playing field lights at Mattos Field on Webster Street. The new lighting posts must meet new wind code specifications and the ground conditions must be evaluated to determine which type of foundations are needed based on soil conditions. A handout was passed out (see attached). She also added that they have started a Light up Mattos Committee and are in the process of raising money with their re-instated Banner program.

The re-use of Newell lights was mentioned. Patti said they can't be used due to the new wind codes and it would be a liability issue for the city.

Patti also mentioned that the League has received funding from the City's Block Grant program to repair the bleachers with the assistance of DPW and the CPA award from last year will repair the in and out field playing surfaces. Other ways were discussed for the League to raise money.

No one spoke in favor or against project.

**Magnolia Bike Club – Magnolia Woods Pump Track**  
**CPA Request - \$40,000**

Mr. Chris Pester, Treasurer for the club, gave an overview of the project.

The Magnolia Bike Club consist of local bike riders currently ages 13 – 60 who meet regularly for public group rides and monthly meetings at the Blynman Schoolhouse in Magnolia. We are incorporated and currently pending 501 C3 non-profit corporation status. For the past 2 years it has been our goal to build a bicycle pump track in the location of the Magnolia Woods.

A pump track is a course built from dirt, wood or concrete, set up with numerous bumps, berms (banked turns) and rollers designed to allow the rider to "pump" around the track continuously without pedaling by using weight shifts and gravity. They are a great tool to learn basic and advanced bike handling skills. A pump track is not only fun to ride a bike on, it also provides riders with a full body workout. We realize that the track is going to require maintenance and we also realize the busy schedule of the city's DPW, therefore the Magnolia Bike Club would like to take on the responsibility of maintenance for the track.

We are working with local businesses and city officials to build the track which we believe will certainly attract more tourism to the area, as well as providing a safe environment for people of all ages to benefit from. Apart from drawing in revenue from attracting riders from out of town and vacationing tourists, we believe the track would be a welcome addition to the Get Fit Gloucester campaign and significantly benefit the community in countless ways.

The cost of the project could vary depending on the scale of the track. Our current plan is for approximately 100' x 150'. After consulting with a couple track designers and builders we have come up with a general figure to build the track to be in the nature of \$40,000-\$50,000.

Last year we were lucky enough to have your support to further the research and planning of the track as well as the site, through this grant process. Through your support in 2013 we are now working with Hancock Associates, a wetland's Engineering Company, who are assisting us with the necessary requirements and approvals for the area in question in Magnolia woods – away from the capped old dump site.

Now that the ball is rolling and we have positive feedback from our Wetlands Engineer we see spring of 2015 to be an accurate time frame to start the build of this project. Our biggest hurdle will be to raise the full dollar amount by this time. Although with your support and funding this project could be completed by the summer of 2015.

We have been hosting fund raisers for the past two years. This past Thursday was our 2<sup>nd</sup> annual Bowling fundraiser, and this coming May will be our 2<sup>nd</sup> annual Cinco De Mayo Ride Event. This past winter we managed to raise over \$500 in t-shirts sales alone and picked up 11 local businesses to help sponsor our member riding jerseys and through their help we are able to double our revenue on this item. We are also looking for other feasible grant options.

With our hard work and your help we can see this project through in a timely manner.

No one spoke in favor or against project.

Questions by CPC members:

What is a Pump Track? A pump track is a continuous loop of dirt berms and “rollers” (smooth dirt mounds) that you ride without pedaling. The idea of a pump track is to use the pumping motion to maintain your speed around the track without pedaling. It is a great work out and lots of fun for all ages.

J.J. Bell asked if they have formal permission from the City to build the track on city owned land. Chris stated that they are working with the City; Mark Cole endorses the project but has not yet officially signed off on yet. They are waiting to meet with city officials like the Fire Chief, Police Chief and Mayor to discuss the project further.

Jon Bertolino, president of the Bike Club stated that they have verbally been approved, but have nothing in writing. He has emailed Mark several times, but has received no reply. It was emphasized that the project has to have city approval before continuing.

The proposed fence for the project was discussed; was it really needed, could they put up natural landscaping etc. Mr. Pester indicated that the fence was needed to protect the track by keeping out unwanted vehicles like motorcycles and ATVs so they wouldn't ruin it.

J.J. Bell questioned that the money that already has been awarded to the Magnolia Bike Club that it was intended to be used to develop a plan for the track. Mr. Pester indicated that they have hired Hancock Survey and have been to the site with the City's Conservation Commission staff to delineate the wetland boundaries. Mr. Feener offered to assist the club with the Conservation permitting.

**Gloucester Conservation Commission and Essex County Greenbelt Association – Annisquam Woods  
Acquisition project  
CPA Request - \$500,000**

Mr. David Santomenna, Director of Land Conservation presented the project.

Mr. Santomenna handed out a map of the area (see attached). He recapped CPA history over the past three years. Greenbelt was able to acquire the Tompson Street property, with assistance of \$120,000 awarded from CPA funds. This parcel of land was a key connection to their largest owned property of 300 + acres, Tompson Street Reservation. Also, acquisition of the Norcross property off of Concord Street was acquired with the assistance of an award from CPA for \$60,000, which enhanced the access to the Tompson Street Reservation property.

Greenbelt acknowledges that the request for the Annisquam Woods project is large, however, the opportunity has presented itself. It is a 27.4 acre site located off of Tufts Lane and Hutchins Court. It has gone through a lengthy permitting process and is currently permitted for a 27 unit subdivision of single family homes.

Some of the key conservation values are that it is identified on the Bio Map 2 Core Habitat, has two vernal pools, and it is located near a Zone C Water supply. It is identified in the North Gloucester Woods Land Protection Plan and abuts Greenbelt Langsford Street Pond parcel and Norton Memorial Forest.

The permitted parcel has been appraised for between 1.1 and 1.2 million. Greenbelt has a signed P&S for \$800,000 with a closing date of April 2015. This is a joint effort with the Conservation Commission and Greenbelt; Greenbelt will be responsible for all property management (signage, parking lot maintenance & plowing, trail maintenance). City's responsibility is limited to conservation restriction oversight (periodic monitoring).

Potential other funding sources are from Greenbelt private and foundation fundraising; possible State LAND grant would reimburse approximately \$260K. The balance is being requested from CPA - \$500K.

No one spoke in favor or against project.

Questions by CPA members:

The closing date is April 2015, no extensions. Mr. Santomenna responded that there would be no extensions. April 2015 is the deadline to close.

If the Committee was to grant you less than you are asking for could the project be feasible. Greenbelt can try and raise more funding, but they feel \$300K in private donations and fundraising is a lot as is. There really is no plan B. Obviously you can't really phase a land purchase; it's all or nothing.

J.J. Bell asked with only approximately \$395K to give all of the projects before the Committee, you would be anticipating the Committee to bond for this project? Yes in theory, if that's what the Committee would need to do to fund the total amount. Land is expensive and this opportunity is only here now.

The question was asked if the sale fall through would Greenbelt loose anything. Yes, their \$10,000 deposit, but they thought it was worth the risk. General discussion regarding the building site and access points were mentioned.

**Magnolia Library Center Inc. – Magnolia Library Renovations  
CPA Request - \$230,630**

Mr. James O'Hara, member of the Board presented the project.

The main goals of this application is to make the Center safe by installing a fire alarm and sprinkler system, update the restrooms and make them handicap accessible, kitchen modifications, insulate, replace the heating system and install a backup generator. The Center is used for a voting place for the City and also could be used as an emergency shelter in case of disaster.

The Center donates their space to a lot of different organizations and groups and has many events throughout the year. The general public is always welcome.

No one spoke in favor or against the project.

Questions by CPA members:

Again with limited funds, what would be the Center's priority be? The Community Center's priority would be the installation of a fire and sprinkler system to protect the building and the safety of the public.

Questions regarding the estimates were discussed. The Committee would like to see at least 2 or 3 estimates for each portion of the work.

J.J. Bell questioned the estimate in the application by O'Hara Industrial Services, LLC; is that your business? Mr. O'Hara responded yes it is. Mr. Bell wanted to be sure that there is no "potential conflict" with Mr. O'Hara submitting a bid for this project. They have to be mindful that this is tax payer's money. Mr. O'Hara said the committee is well aware that this is his company. The Committee again would like to see two more estimates for this work.

The question was raised as to the Historic Preservation Restriction and whether or not the Committee would have an issue with this. Mr. O'Hara, didn't think so; the building has been there 126 years and isn't going anywhere.

David Rhinelander, asked if the MHS was still using the space at the Center and what will happen when they finish their renovations at the Blynman School. Mr. O'Hara replied that they are currently occupying space at the Center, but that they are really two separate organizations and will continue to operate as they have.

### **Gloucester Writers Center – Exterior Renovations and Rehabilitation CPA Request - \$10,000**

Mr. Henry Ferrini and Wendy Fitting presented the project.

Mr. Ferrini gave a brief history of how the Writer's Center came to be. In 2010 they formed a non-profit organization and purchased the Ferrini home located at 126 East Main Street. With a lot of community support and over 200 people donating they were able to purchase the property.

In the past four years over 200 writers have visited the site and they collaborate with other organizations for lectures, readings and writer-in-residence program to name a few. There is a great significant cultural value in the Writer Center and the building even though it is a "humble" building.

The Center operates with an array of volunteers and there is two paid part time staff. The maintenance of the building has become an issue with the roof repair being their first priority.

Writers come from all over and stay at the center, utilize their library and there is no charge for events; no one gets turned away.

Any one in favor or against: Wendy Fitting spoke in favor of the project.

Questions from CPC:

Sandy Dahl mentioned that the CPA mandates are tricky. CPA funds can't be used for maintenance, however, the Committee acknowledges the true cultural significance of what the center is and has to offer the community and wants to support that.

Again, the Historic Preservation Restriction was discussed. John Feener suggested they look into Mass Save also.

Scott Smith asked what is under the vinyl siding; as best they can determine, it looks like wooden clapboards. The building is a 124 years old.

**The Phyllis A. Marine Association – Rebuild bow and foc'sle interior of the Vessel *Phyllis A.*  
CPA Request - \$38,500**

Mr. Doug Parson, President of the Association gave a brief overview of the project. He stated that this is the Associations' fourth request for funding. The project consists of replacing the stem, knightheads, frames and planking from stem aft to merge into new work on port and starboard sides. Also, they would like to remove the original foc'sle interior and refurbish for reinstallation. The total cost of the project is \$68,500 and they are looking for CPA funds in the amount of \$38,500.

They actually just had a kick off fundraiser the other night and have also applied for \$12,000 from the B.J. Anderson fund and have applied for funding with American Express and continue to seek out other funding sources.

Most of the work for the foc'sle area will done with volunteers; there goal with this last phase of renovations is to make her seaworthy enough to make short trips to different ports in and along the inner Harbor and maybe venture out into the Harbor for a special event or occasion. The plan is to have her at the dock for tourists and the public to come aboard.

No one spoke in favor or against the project.

Questions from the CPC:

Sandy asked what the current status is with the funding from rounds three and four. They are still waiting to haul her out. They expected to have it hauled in mid-March, but other vessels kept coming in and needed to use the berth. Although they have not actual hauled out yet, some work has been started with round 3 funds. It should be very soon, and then it will be a 12 to 20 week project.

Sandy stated that this would influence their decision on whether to fund again, if nothing is accomplished very soon.

Charlie re iterated again that this is their fourth request and they really need to figure out a way to get more funding and not rely on the CPA funds.

**Burnhams Field Community Garden – Burnhams Field Community Garden Fence Replacement  
CPA Request – 5,000**

Melissa Cox presented the project as a member of the Community Garden.

She first pointed out that the request has been reduced from \$7,500 to \$5,000 due to the fact they received funds from CDBG.

This is the fourth year for the Community Garden at Burnhams and has been quite successful. There is a small waiting list for garden plots and they want to expand the garden. There are currently 20 plots and 20 families growing vegetables, herbs and flowers. The expansion and redesign will enable eight (8) additional more plots to be utilized. The labor for the expansion will be all volunteers. The CPA funds are sought for a new fence around the garden.

No one spoke against the project; one person Mr. John McElhenny spoke in favor of the project by adding two points; this is not maintenance but an expansion of the already successful project and 2<sup>nd</sup> that they want to expand events to the general public by having cooking classes, food demonstrations at no charge. No one is turned away.

Questions from the CPC:

How many are currently waiting for plots? Four or five families. Some gardeners over the years have given up their plots and then the next in line would get one. Melissa and Steve would gladly give up their spots to someone else if needed. Nobody waits too long for a spot, but as the new renovations to Burnhams take place over the spring and summer, they are anticipating more interest. They also would be happy to offer their expertise to anyone who wishes to start their own garden or a community garden in their neighborhood.

John Feener asked why the fence is needed at all. The fence is to protect the gardeners work from animals, particularly rabbits and dogs; balls from the park's basketball court from destroying plants, etc. It's not really to protect from "vandalism" because it is only 4 feet tall and the gate is not locked. It would also add to the overall improvements of the park; the fence will be of good quality and will blend in well with the other improvements.

John added that there are other ways to deter animals like putting peppermint around the perimeter.

Some general comments were what a wonderful project this has been for the downtown neighborhood and has had very positive results. Melissa added that any excess food is donated to the Open Door. She also mentioned that there would be a kick-off event for the Community Garden on Saturday, April 19<sup>th</sup>.

Sandy Dahl, Co Chair, also mentioned that 2014 would be receiving an invitation to the CPA Reception on Wednesday, April 30<sup>th</sup> at Maritime Gloucester from 6 – 8.

Public Hearing closed at 8:15 PM.

Respectfully submitted by  
Deborah Laurie  
CPA Senior Project Manager



**BURNHAM'S FIELD BACKSTOP IMPROVEMENTS**

## Mattos Field Design Phase 1

The purpose of this project is to perform preliminary design for the new lights to be installed at Mattos Field.

The scope of this initial phase of the project is to:

1. Perform geotechnical borings by a drilling contractor to explore subsurface conditions at proposed locations of four new overhead lights.
2. Geotechnical evaluation by a geotechnical engineer to determine existing soil properties and presence of competent bedrock for new foundations.

The work is expected to bring the design to 10% completion of the overall project.

We collected bids from local contractors. The estimated costs are:

Project Expenses	Amount
1. Perform geotechnical borings	\$5,564.10
2. Geotechnical evaluation	\$5,300.00

The entire Project Schedule is shown below:

	Activity	Estimated Date
Initial phase - Preliminary Design		
Project Start Date:	Geotechnical Borings	11/3/14
Project Milestone	Geotechnical Evaluation	12/1/14
Second phase - Final Design		
50% Completion Stage	Electrical design	1/12/15
Third phase - Construction		
Project Milestone	Install Lights	3/16/15
Project Completion Date	New Field Dedication	5/25/15

The project will be managed by Kelly Brancaleone, Structural Engineer and Jerry Goulart, Electrician.

## Annisquam Woods Proposed Land Conservation Project

- 27.4 acres, located off Hutchins Court & Tufts Lane
- Fully permitted as 27-unit OSRD subdivision
- Conservation Values
  - BioMap 2 Core Habitat
  - Two vernal pools
  - Zone C Water Supply
  - Identified in North Gloucester Woods Land Protection Plan
  - Abuts Greenbelt Langsford Pond parcel & Norton Memorial Forest
  - Trailhead and parking area to be constructed
- Proposed Conservation Plan
  - Purchase Price: \$800,000
  - Closing April 2015
  - Potential Sources of Funding
    - Greenbelt: \$300,000 (private and foundation fundraising)
    - City of Gloucester: \$500,000 (for purchase of conservation restriction)
    - Possible State LAND grant would reimburse approximately \$260,000
- Property Stewardship
  - Greenbelt to be responsible for all property management (signage, parking lot maintenance & plowing, trail maintenance)
  - City's responsibility limited to conservation restriction oversight (periodic monitoring)
  - Greenbelt to provide baseline documentation report

