

## **Community Preservation Committee**

July 26, 2011

Police Station Conference Room

Meeting Minutes

### **1. Call to Order**

A regular meeting of the Community Preservation Committee was called to order by Chair Mike Dissette at 7:00 p.m.

### **2. Roll Call**

In attendance were members Mike Dissette, Paul Healy, Judith Grohe, Don Little, Margaret Welch and Mary Lou Gagnon. Also in attendance was Emily Wentworth.

### **3. Minutes**

Don Little moved to approve the minutes of the June 28 meeting. Judith Grohe seconded the motion. The motion was approved with Mike Dissette abstaining.

### **4. Status of Masonic Temple Preservation Restriction**

Mike Dissette said Newburyport Historical Commission Chair Linda Smiley sent a letter dated May 26 to the Board of Directors of the Newburyport Masonic Temple Association. The letter stated the NHC would accept a preservation restriction on either the entire exterior of the building or the Federal-era exterior along with certain interior features. A draft preservation restriction has been sent to the Board of Directors for its approval. The Board is scheduled to meet in September. Mike Dissette said the restriction must include those elements that the CPC required in 2007. He said the preservation restriction was a condition of the grant and the CPC must not treat this applicant differently from any other. The Board will not be able to sign the preservation restriction in September because it will not have been reviewed by MHC by that time and will not be in its final form. Paul Healy moved that a letter be sent to the Board of Directors of the Masonic Temple Association stating the CPC would not disburse the \$12,000 that was granted to the group and would seek the return of the \$35,000 that was previously disbursed if the CPC does not receive a commitment to sign the preservation restriction on the Federal-era building and the desired interior features by October 1. Judith Grohe seconded the motion. The motion was unanimously approved.

### **5. Plum Island Beach Access Ways**

Emily Wentworth said a Plum Island resident has asked if the placement of sand at the access ways would be fall under the Beach Management Plan and if residents might be reimbursed for the sand they purchased. Residents have contributed funds for sand at the 53<sup>rd</sup>, 55<sup>th</sup> and 57<sup>th</sup> Street access ways. The resident was told that the CPC does not manage the project and the applicant for the funding was the Beach Management Committee. Andy Port said the request for reimbursement is premature. The original application was for stairways at the access points, but due to erosion this solution has proven not to be practical. A walkover and gangway are now being planned for 55<sup>th</sup> Street. The project to protect the dunes also includes fencing, signage and plantings. Sand was not a part of the application and there will probably not be funds remaining after the installation of the walkover. Andy Port said reimbursement for the sand was not a part

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of the original discussion with the residents. The request was made after the work was done and when it was rejected, a resident asked the CPC to intervene. Mike Dissette said the residents do not have standing and the purchase of sand was not a part of the grant applicant.

**6. Status of the Recommendations**

Emily Wentworth said the CPC's recommendations were sent to the Budget and Finance and Planning and Development City Council subcommittees. A joint meeting has tentatively been scheduled for August 3 at 6:00 p.m.

**7. Quarterly Reports**

Quarterly reports were received on the following projects:

Clipper City Rail Trail  
World War Memorial Stadium  
Plum Island Beach Access Ways  
Open Space and Recreation Plan  
Custom House Maritime Museum  
Belleville Congregational Church Restoration Project  
St. Anna's Chapel Restoration Project  
Inn Street Lighting Project  
Newburyport Powder House Restoration Project  
Newburyport Street Tree Restoration Project  
Emma Andrews Library De-Leading and ADA Compliance  
YWCA Affordable Housing

Don Little asked if funds for the Rail Trail could be expended for the portion of the trail that is in Newbury. Mike Dissette said the use of the funds would be allowable but the funding would probably not sufficient to extend that far.

The City is requesting that funds awarded for a feasibility study for the Emma Andrews Branch Library be redirected to providing handicapped access to the building. Margaret Welch said the NHC must approve of the work and the porch must not be removed from the building. Mike Dissette said the provision of access was mentioned in the application and the acquisition of design services would be an authorized use of the funds.

The Custom House Maritime Museum had applied for funding for a feasibility study for an addition to the structure and HVAC upgrades. Greg Colling, chair of the museum's building committee, has requested that the funds be reallocated and used instead for deferred maintenance. Paul Healy said that he would prefer that the CPA funds be used to repair the existing structure. Mike Dissette said the request is essentially a new application. The CPC might not have awarded the same amount for deferred maintenance as it did for a feasibility study. Mary Lou Gagnon said the applicant had presented the addition as an exciting new piece of the waterfront. Mike Dissette moved to recommend that the City Council approve the change in use of the funds. Paul Healy seconded the motion. The motion was unanimously approved.

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**8. Upcoming Meetings**

The next meeting of the Community Preservation Committee will take place on August 23 at 7:00 p.m.

**9. Adjournment**

Judith Grohe moved to adjourn the meeting at 8:00 p.m. Margaret Welch seconded the motion. The motion was unanimously approved.