

Newburyport Waterfront Trust
Online Meeting
September 29, 2021
Minutes

1. Call to Order

Chair Wilbur Shenk called an online meeting of the Newburyport Waterfront Trust to order at 7:15 p.m.

2. Roll Call

In attendance were Trustees Wilbur Shenk, Matt Pieniazek, Mike Sullivan and Dan Mello. Sean Bradley was absent.

It was necessary to resend the Zoom link to the Trustees, which resulted in the public not being able to attend the meeting. Mike Sullivan moved to proceed with the meeting despite the technical difficulties due to the importance of the agenda. Wilbur Shenk seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Dan Mello, yes; Mike Sullivan, yes).

3. Minutes

Mike Sullivan moved to approve the minutes of the September 1, 2021, meeting. Matt Pieniazek seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Dan Mello, yes; Mike Sullivan, yes).

4. Regular Business

a) Treasurer's Report

No report.

b) Approval of Bills

Matt Pieniazek moved to approve the payment of invoices from Home Depot for plant materials in the amount of \$208.17; Wilbur Shenk in the amount of \$880.90 for Corothane coal tar coating for the pilings; Wilson Welding in the amount of \$2,400 for the new stair railing and SLS in the amount of \$88 for the removal of leaf bags. Mike Sullivan seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Dan Mello, yes; Mike Sullivan, yes).

5. Ongoing Projects

a) Park Expansion Plans

The City has asked the Trust for a recommendation on the naming of a new Way to the Water that is a part of the expanded park design. The Trustees decided that the new Way, which would be located to the east of the west lot, should be named Central Wharf Way. The current Central Wharf Way should be temporarily named Upper Railroad Ave Way, as it was labeled on the 1972 plan by the Friends of Newburyport Waterfront. This plan also included a Lower Railroad Ave Way, which could cause confusion. Therefore, the Trust will recommend that the newly named Upper Railroad

Ave Way be renamed in the near future. The input of the City and local historians such as Glee Woodward and Dyke Hendrickson should be sought to arrive at an appropriate historical name. The Trust will coordinate this effort.

City Council has asked for the Trust's endorsement of the Sasaki plan for the expanded park. In the conceptual plan that has been selected, the multi-use pathway would run parallel to the river and would pass near the top of the embayment. This location provides access to the embayment for emergency vehicles. The Trustees are in support of the proposed size and location of the restroom and visitor center facility. They discussed the winter storage of the docks. They would prefer that the docks be stored at Cashman Park, but the Harbormaster has serious concerns about moving them up and down river twice a year. This would not only be costly but would risk damaging the docks. The proposed new storage location in the park would be nearer the Harbormaster's facility and would be less obtrusive than the area that has been used in recent years. The Trust would support the proposed storage location provided its cost effectiveness is meaningful. One area of concern is the amount of grass being added to the park and the maintenance this would require. The dock storage area could be hardscaped and used for functions in the summer months. Wilbur Shenk will draft a memo summarizing the Trust's comments on the design and circulate it for review.

b) Bulkhead Repairs

The City is working with GEI Consultants on a plan to repair the bulkhead in the embayment and downriver of it. City Engineer Jon-Eric White asked that sea level rise be considered in this new design. He would like the bulkhead to be raised by adding concrete to form a wall that would extend approximately three feet to the top of the existing pilings. The Trustees will consider the recommendation but were initially opposed to it, as it would seriously detract from the view from the boardwalk. Instead, the new design could perhaps contain a provision for the raising of the wall in the future, when more is known about what might be needed along the entire waterfront.

GEI Consultants recommended that a Sherwin Williams product be used on the pilings, where the chains have worn away the paint. As a trial, Chris Charos is preparing the surface of a limited number of pilings and will apply the coating to them according to GEI recommendations. He will be asked to apply the product to all 14 pilings if the trial proves to be successful.

c) Parking Agreement

Richard Jones indicated he is nearly ready to provide figures on the parking revenue collected in Trust's lot.

d) Commercial Boat Leases

The Trustees discussed increasing the rates charged for the commercial boats to bring them closer to market rate. Currently some fees are based on boat length, while other are based on dock length. It might be possible to add another vessel if the rates were

Newburyport Waterfront Trust
September 29, 2021

based on the linear foot. Also, the rates for the winter fishing boats have not changed since 2013. The Trustees might consider increasing these as well, if only to adjust for inflation. Dan Mello will obtain information on the rates charged in Hampton.

e) Bill Harris Memorial

Additional donations for the memorial have been received, bringing the total to \$2,600. A contribution from the Trust was discussed.

f) Browns Wharf Sidewalk Extension

A proposal in the amount of \$4,500 was submitted for an engineering study on the extended walkway. The scope of the study was larger than necessary and shall be reduced. The Trust might consider asking the owner of the building to share in the cost of the study and to be responsible for the cost of the construction of the walkway.

6. Parks Committee Report

a) Park Use Applications

The Jeanne Geiger Crisis Center requested to hang banners on the fence to advertise its annual walk on October 3. The Trustees were not in favor of the request. Banners were hung on the fence last year, which led to many similar requests from other organizations.

Matt Pieniazek moved to approve an application for a September 2022 wedding. Dan Mello seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Dan Mello, yes; Mike Sullivan, yes).

The non-profit organization Merrimack Valley Black and Brown Voices submitted an application and check to set up a series of market stalls in the park on October 17. It will be explained to the organizer that the park is not used for this type of activity. The application was not approved.

b) Park Manager's Report

Edith Heyck reported that the Rosa rugosa along Custom House Way will be pruned next week. The new Adirondack chairs should be delivered at the end of October. SLS will be asked to place compost on the garden beds. A bulb and ballast have been ordered for the tall light post near the Tuscan Grille.

7. Public Comment

None

8. Adjournment

Mike Sullivan moved to adjourn the meeting at 9:26 p.m. Dan Mello seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Dan Mello, yes; Mike Sullivan, yes).