

Community Preservation Committee

March 26, 2019

Police Station Conference Room

Minutes

1. Call to Order

Chair Mike Dissette called a regular meeting of the Community Preservation Committee to order at 7:01 p.m.

2. Roll Call

In attendance were Mike Dissette, Don Little, Paul Healy, Don Walters, Karen Popken, Jane Healey, Mark Rosen and Ron Zimba. Dan Koen was absent.

3. FY20 Applications for CPA Funding

Open Space Fund Reserve

Open Space Committee

\$170,000

Michael Frey requested that \$170,000 be added to the open space reserves. Money will be coming back into the reserves for a Colby Farm parcel, which with the requested amount would bring the balance in the fund to just under \$1 million. The Open Space Committee is watching several parcels that have not yet come on the market. Having funds in reserve might make it possible for a desirable property to be acquired when it becomes available. The reserves could provide the matching funds that would make it possible for the City to partner with other organizations, such as the Essex Country Greenbelt Association, to acquire open space.

Don Walters commented that he would tend to favor projects with a more immediate need. Geordie Vining responded that placing money in reserve would be a good investment for the City. It is sometimes necessary to track a property for many years and action must be taken when it comes on the market. Michael Dissette added the amount of open space in the city is limited. There is more competition for these parcels and they have become more expensive. The opportunity to acquire a desirable parcel might be lost if enough money were not in reserve when it becomes available.

Riverfront Trail Gap Project/Clipper City Rail Trail Phase II

City of Newburyport, Planning Office

\$250,000

Geordie Vining said the construction of the portion of the Clipper City Rail Trail behind the wastewater treatment facility was halted when contaminated soil was found. The \$175,000 that was approved in October 2018 for the design and engineering of 1,200 feet of trail in this location has been contractually obligated. The next step is the implemented and construction phase. The contaminated soil along the shore would be removed and a revetment and raised trail would be constructed. The cleanup would take place this summer, the project would be put out to bid over the winter and the construction would begin next spring. The raised berm would provide protection for the shoreline and the wastewater treatment facility from storm surge and sea level rise. The CPA grant could serve as a local match for funding from other sources.

Newburyport Public Schools

Newburyport High School Exterior Woodwork Restoration Project Phase 4

\$84,000

Steve Bergholm said the fourth phase of the project to restore the woodwork on the exterior of the high school would be the final one. This phase would involve work on the cornices along the top of the back and sides of the library and auditorium. The copper roof would be replaced and the damaged woodwork repaired. The work to restore the cupola, which is the third phase of the project, is expected to take place this summer. The cost of the final work was too high for it to be included in the third phase of the project and will be undertaken next year.

Gateway II

Newburyport Tree Commission

\$13,000

Jane Niebling described the plan to beautify the City's access roads. The Tree Commission had previously been responsible for the planting of trees on Green Street, High Street and the Harnch's Way triangle. The requested funds would pay for the purchasing, planting and care for two years of 25 trees in the public rights-of-way along Merrimac Street. Without a CPA grant, the Tree Commission would be able to plant only two or three trees along this street each year. It was indicated on the application that the project would fall into the historic resource community preservation category, but only the open space category would apply.

Kelleher Gardens Siding Project

Newburyport Housing Authority

\$325,000

Tracy Watson presented the plan to replace the siding at Kelleher Gardens. The addition of vinyl siding would not only visually improve the structures but would also make them more energy efficient. Some of the existing cedar shingles are damaged, which has allowed for water infiltration. The windows would be replaced at a later date. If the full amount requested was not received, either the buildings along Storey Avenue or those in the worst condition could be sided as a first step. Funding is not available from other sources.

Don Walters commented that the replacement of the siding would not result in improved energy efficiency. He asked if it might be possible to use wood on the buildings that face Storey Avenue. He also said vinyl shingles are not readily distinguishable from wood ones, but vinyl siding is very apparent. Karen Popken added that vinyl siding tends not to hold its color. Ms. Watson said she would prefer to use the material that would be the most attractive but cost is a factor.

4. Preservation Restrictions Update

Dianne Boisvert provided a status report on the current preservation restrictions. Jane Healey and Mike Dissette will attempt to work with the new leadership at the Masonic Hall to complete that restriction. Due to recent developments with the restriction for the Central Congregation Church, City Councilors are discussing the adoption of a policy that would require the City attorney to review all preservation restrictions. The cost of this could be significant. The Councilors are also considering a strict policy that no CPA funds be awarded until the preservation restriction has been signed and recorded.

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5. Minutes

Mike Dissette moved to approve the minutes of the February 26, 2019, meeting as submitted. Paul Healy seconded the motion. The motion was approved.

6. Adjournment

Paul Healy moved to adjourn the meeting at 8:42 p.m. Mark Rosen seconded the motion. The motion was unanimously approved.