

**Newburyport Redevelopment Authority**

**12/13/06**

**7:30 pm**

Present: Janet Marcus, Nat Norton, Erford Fowler, and Tim Brennan of the NRA. Tom Lochhaas, Charlie Nichols, and Maureen Ledwell of the Waterfront Trust were also in attendance.

Ms. Marcus explained to the Waterfront Trust members that the NRA was completing an RFP for a park designer. She said that they were requesting two or three rough drawings of the NRA lots showing parking and parking area scenarios. Ms. Marcus explained that Tim Brennan had the idea to include the Waterfront Trust's parcel in the RFP and consider the land as one parcel. He felt that the State may concede to this idea since the properties were once joined prior to Chapter 91 being enacted. The NRA asked the Waterfront Trust if their property could be included in the RFP. Ms. Marcus said that they were not considering changing anything about Market Landing Park, only asking to use the area in the open space calculations. She said that the only possible change they were considering would be the reduction of the berm to allow for better river views since the only purpose of the berm was to hide the parking area.

Mr. Brennan read a letter to the group. He said that using this less restrictive approach, still keeping in compliance with Chapter 91, would allow Market Landing Park to be credited towards the open space calculation. He felt that the NRA was obligated to gather all information possible and to consider all options. Mr. Norton added that they were not considering turning any park-like area into not park-like area and could result in the expansion of the existing park.

Mr. Lochhaas said that this idea may allow the NRA more leeway and all they were interested in having was good results. Ms. Marcus noted that all changes would need to be compatible with the existing Market Landing park. Mr. Norton suggested having a park planning committee made up of NRA and Waterfront Trust members along with others in order to allow everyone to work together on the project.

Ms. Ledwell asked if they were sure if Market Landing Park could be considered the same property as the NRA's. Mr. Brennan said that they were unsure but thought the properties would not even have to be legally combined. Ms. Marcus explained that Bill Harris spoke with Ben Lynch of the DEP already and Mr. Lynch was of the opinion that it was not possible to include the existing park in the plans. She also noted that the Waterfront Trust cannot bond as the NRA can. However, Mr. Brennan felt that the NRA had a strong case to present and thought that the case history of the properties could persuade them.

Mr. Lochhaas questioned why the NRA was looking to be allowed to have additional parking than the survey results requested. He thought that this could drag the issue on for several more years and may result in further debate over the amount of parking on the waterfront. Mr. Brennan said that he wanted to see a design on paper because it

was possible there were two choices that were very close to each other using each scenario. Mr. Lochhaas felt that allowing this would be a huge effort for something that would only result in an additional 20 or so parking spaces.

Mr. Lochhaas asked what would happen to the properties after completion of the project. Ms. Marcus said that most likely the properties would be joined, which could be another good argument for combining the properties in the RFP. She said that one idea being discussed was to grant the parking area to the Waterfront Trust so they would have a source of revenue. Mr. Lochhaas said that this would be nice as the park is expensive to maintain and they don't have much money to do it.

Mr. Lochhaas said that he was not comfortable taking a vote to allow the Waterfront Trust parcel to be included in the RFP since two of their members were not present. He also noted that he would be off the WFT soon. Mr. Lochhaas said that the group should not commit at this time as they were still not clear of the implications but said that the WFT would not stand in the way of the NRA including the parcel in the RFP. He clarified that this would only be an information gathering exercise at this stage. Ms. Marcus agreed that the NRA in no way would be committing the WFT to any position.

Ms. Marcus said that the NRA would be finalizing the RFP at their next regular meeting. Ms. Ledwell and Mr. Nichols agreed to allow the NRA to add the WFT property in the RFP on a non-binding basis for planning purposes.

The meeting adjourned at 8:55 PM.

Sincerely,

Dianne Eppa  
Note Taker