

**Newburyport Redevelopment Authority**  
**March 26, 2008**

**Attendance:**

Present: Nat Norton, Patty Dorfman, Tim Brennan

Absent: Rick Taintor and Erford Fowler

**Public Comment:**

No public comment was received.

**Waterfront Use Applications:**

The Maritime Society requested use of the Custom House lawn on July 27 – August 5<sup>th</sup> for a Maritime Festival. Ms. Dorfman motioned to approve the use of the lawn and Mr. Brennan seconded. All voted in favor. Ms. Eppa noted that she is keeping a schedule in the Planning Department to prevent double booking.

**Minutes:**

The minutes of the 2/27/08 meeting were held for the next meeting in order to receive Mr. Fowler's comments.

**Treasurer's Report:**

Mr. Brennan did not have a report prepared but noted that two regular checks would be signed for electricity and minute taking.

**Correspondence:**

The NRA is required to report their MA Fair Share Contribution to the Department of Employment and Training (DET). Mr. Norton said that this was a different issue than the unemployment reporting that is required. This is in regards to law requiring MA residents to have health insurance. Mr. Norton said he has not yet followed up with the exception form so that issue would need to be resolved prior to addressing this issue. Ms. Dorfman agreed to take care of it and find out what needs to be paid. Mr. Norton said that he spoke to Fanta Sesay at DET and essentially once the NRA is on record as having no employees, they should no longer receive the MA Fair Share forms. They need to get the employee issue straightened out first. He said that the NRA is not subject to any penalties at the moment.

**DEP Notice of Non-Compliance:**

Mr. Norton sent out a draft of the Tier II Extension proposal from VHB. He said that the contamination was found on the East Lot so he said there was no reason to test the entire property. The three test locations are along the driveways upon entering the East Lots. The LSP will hopefully be able to use the same test sampling locations. From a schedule standpoint, comments about the draft need to get back to Don at VHB and there will be enough time to get a final prepared for the next meeting on April 23, 2008. The next DEP deadline to meet is April 30, 2008. Mr. Norton suggested on page 2 of the proposal, they clarify the description of the entire property or describe the East Lot site. Members briefly reviewed the document. They decided upon the shorter schedule as required by DEP. Mr. Norton said he would clarify the

dates in the extension report. He asked members to email him comments to Mr. Norton within a week so that they may be put into the final version by the next meeting. He also suggested copying suggestions to Atty. Powers. Ms. Dorfman was concerned that there may be additional problems on the Custom House lawn. If they are getting funding for testing and cleanup she thought it may be beneficial to include that property in the investigation since in the long run it may be less expensive. Mr. Norton said that the Maritime Society has always sought a long-term lease that would include public restrooms, etc. Part of their project would be subsurface investigation. The park planning is proceeding with the assumption that some sort of facilities will be located there. Mr. Norton would ask the LSP his opinion.

Mr. Norton said he received an email from Peggy Dearing at DEP about grant opportunities. It could be a requirement that the municipality applies but it will be looked in to.

### **Park Planning:**

Mr. Brennan thought the additional work done along the boardwalk by the Cecil Group to display possible improvements along the boardwalk should not be excluded from the next set of plans. Mr. Goudey's email indicated that the Waterfront Trust would like to be well informed and in support of the project. Mr. Norton said the NRA has told the Cecil Group several times that it wasn't their intention to change anything on the Boardwalk. The Waterfront Trust agreed that it was fine the way it is. Mr. Brennan said that it was important to make sure the Waterfront Trust was aware but thought it would make sense to make use of the Cecil Group to see what improvements they could come up with. Mr. Norton said the consensus at the meeting is to leave them alone. He said that this plan was also conceptual. When the final design comes along, this issue can be revisited with a fine tooth comb. Mr. Brennan wanted to see Cecil's best design just to show some ideas. He wanted to make it clear that the NRA doesn't have authority but it could show them that they have ideas on what can be done on the boardwalk. He asked that his earlier email to the NRA on this issue be included. Mr. Norton noted that if they proposed changes on the Boardwalk it would also help to differentiate between the two concept plans. Mr. Brennan discussed the benches in Post Office Square that made use of the topography. Ms. Dorfman said she agreed with the idea and would like to see it in at least one of the scenarios. Rick Taintor will send comments to the Cecil Group. The changes to the plan would be to use colors differentiating the properties, add boardwalk improvements to one plan, show the Peter Matthews memorial in the correct location, and show connections and transitions (which may affect design). Ms. Dorfman thought the Waterfront Trust wouldn't have a problem with the idea of improvements in the long run. Another suggestion was to relocate gateway further towards the lawn. There was a small area that could be used for more parking. Mr. Brennan reminded members that a formal garden area was requested. They would add a note to the sculpture park part of the plan that it will also be a garden area. The bike path also shows the bike path going behind the tot lot. Members discussed the need for water dependant use parking. Geordie Vining in the Planning Office has requested that there be access to the embayment and the needs of the commercial fisherman are addressed in the winter. Some sort of path that would allow a truck to pull down in the off season to do their provisioning. Mr. Norton suggested cobblestones. It would be an added expense and may create a separation. Mr. Vining also had some ideas about funding for the project. Members also wanted to label the plan with "existing WTF parking." Ms. Dorfman noted that the NRA plans may have an influence on Mr. Karp's design of Waterside West.

Mr. Norton also noted Ms. Lagasse couldn't find any proof that the condominiums own the parking spaces in the East Lot. Adverse possession was also an issue that should be looked at.

Ms. Dorfman motioned to adjourn and Mr. Brennan seconded. All voted in favor. The meeting adjourned at 8:14 pm.