

**Newburyport Redevelopment Authority**  
**May 28, 2008**

Present: Nat Norton, Erford Fowler, Patty Dorfman, Tim Brennan (7:09 pm)

Absent: Rick Taintor

***Public Comment:***

none

***Sign/Façade Applications:***

Zoom Logistics – The applicant submitted the same application as the month prior without any lettering on the awning. No action was taken on the previous application and it was withdrawn. Mr. Sidford approved the awning without signage. Ms. Dorfman motioned to approve and Mr. Fowler seconded. It was approved 3-0.

Newburyport Clothing Company – The sign wasn't approved last month due to the fact that the entire sign was 16 s.f. but the 12 s.f. maximum is in reference to the lettering, not the sign itself. Mr. Norton said it appeared the size was in fact allowable. The sign was to be painted with historic colors and constructed with pine. (Mr. Brennan arrived.) Ms. Dorfman motioned to approve and Mr. Fowler seconded. It was approved 3-0.

Nicole Marie – 12 State Street. Jay from the Sign Center requested a new sign for a new women's accessory shop. Ann Lagasse was requesting an awning for the same business. The awning will be black and white. Mr. Norton said that the NRA hasn't received the application for the sign and therefore it couldn't be approved. Mr. Fowler motioned to approve the awning and Ms. Dorfman seconded. It was approved 4-0. Mr. Fowler noted to the applicant that the sign should not be erected until it was officially approved.

Wood Wrights – 46 State Street. Application for new windows. Andy approved the window changes with the contingency that the windows are constructed of wood. Aluminum clad windows were proposed. The applicant was OK with simulated divided lights with wood. He wanted a 16 light to be changed to a 4 light so the merchants to have more window space. He said he would also be replacing all woodwork in mahogany. Two outer windows will be same, inside window will go from a 16 light to a 4 light. The applicant was OK with using wood, but said energy and durability are considerations for the aluminum clad. Mr. Norton said wood is the preference. Mr. Fowler motioned to approve the application and Ms. Dorfman seconded. All voted in favor.

Newburyport Development – 54 Inn Street. The entrance is in the alcove of the building. They requested a 4 s.f. hanging sign outside the building. They requested a 9" x 15" simple directory sign on the wall next to the door on the brick. The last sign being proposed would be an exterior aluminum cabinet sign. They wanted to be able to display commercial and residential property available for leasing in a professional manner. A 12 s.f. sign was proposed. It would go on the wall next to the door in the alcove. One would need to walk 20' down the sidewalk or so to read it. The Montessori school enters there now. Andy Sidford's comments noted that the directory

sign can no be no larger than 4 s.f. The proposed sign was not necessarily a directory sign. It was to prevent advertising in a disorderly manner. Ms. Dorfman motioned to approve and Mr. Fowler seconded. All voted in favor.

***Waterfront Use Requests:***

Mr. Fowler motioned to allow a late file and Ms. Dorfman seconded. All voted in favor. The application was from Ann Ormond of the Chamber of Commerce. She requested the use of the waterfront on 7/12/07. She has worked with Mercury Brewing and was looking to do a beer garden to serve soda, beer, water, and food. It would not be next to the waterfront concert, but behind the Custom House. Mark Guay of the Custom House gave their approval and they are not using the land that day. Ms. Ormond was unsure if they would require the use of electricity. Mr. Fowler asked if the Police Department was OK. Ms. Ormond said she spoke with the Marshal and he was okay but he hadn't given his written approval yet. The 501c6 status says that they are a non-profit that must pay taxes. Mr. Norton asked if they have worked out anything with the Maritime Society. Ms. Ormond said she was unsure of the situation due to the fact that the issue with the lease wasn't worked out. Mr. Fowler asked if the Waterfront Trust land was being used. Ms. Ormond said just for the concert, not for the beer garden. Ms. Ormond was unsure if non-alcoholic beverages would be allowed out of the area but was sure that the beer would need to stay within the marked area. She would also require a one-day liquor permit and Health Department approval. She noted that it was a well run event and the Chamber of Commerce's reputation was at stake. Ms. Dorfman motioned to approve the application and Mr. Brennan seconded on the contingency that all other required approvals were obtained. All voted in favor.

**Waterfront Trust Fueling proposal:**

Mr. Goudey said he was in approval of most of the suggestions from Carol Powers. He was opposed to the prohibition of cell phones. He said they were only allowing diesel, not gasoline and that wasn't a concern with cell phones. Mr. Fowler asked if he was representing the Board or himself. Mr. Goudey said he was speaking for himself but said he was allowed to speak on behalf of the Waterfront Trust on this issue. In paragraph 32 the NRA is allowed to opt out at their discretion and he was in agreement. Mr. Fowler said he was uncomfortable approving something that wasn't approved by the Waterfront Trust already. Mr. Norton said they could approve the modifications and present them to the Waterfront Trust. Mr. Norton said he was also agreeable to not including a sketch or prohibiting cell phones. Additional boats to be serviced would need to be amended each year. The ones listed are the only tenants the Waterfront Trust has for the summer. Fueling would occur before 8am or after 8pm when the boardwalk is not busy. Mr. Goudey estimated it would take 20 – 30 minutes less than once a week. Mr. Norton asked out of curiosity how much they would save by fueling by truck versus driving in. Mr. Goudey said it was about a dollar per gallon when the discussion first started but it was impossible to tell with increasing fuel prices. Mr. Brennan motioned to approve with the revisions by Atty. Powers with the following changes: remove the requirement for the sketch and also the language about the prohibited use of cell phones. Ms. Dorfman seconded and all approved.

#### Parking Lots:

Landscaping – Mr. Norton told Mr. Goudey that the Waterfront Trust's landscaper hasn't done some fringe areas along Custom House way and between the east lot and the outside lot, and another area by the restrooms. Mr. Goudey said it has never been clear what the maintenance responsibilities are. He said he knows that the Custom House way plantings are clearly the NRA's property. Mr. Norton said it would be good to have one landscaping contract and one price for the whole combined properties because it would be cheaper. Mr. Goudey said he would like M&D provide a quote to the NRA. They may offer a discount as they are already working there. Mr. Norton suggested one of the members meeting with Charlie Nichols to walk the property. Then they could get quotes. Mr. Goudey suggested that the Waterfront Trust handle Somersby's Way and the NRA maintain Custom House Way. Next year they hoped to bid the entire Waterfront Trust and NRA properties as one package.

Surface treatment – Mr. Norton reported that the surface looks better than expected. They will need to get some quotes for resurfacing.

Graffiti – Mr. Nichols told Mr. Norton about the graffiti on the electrical box in the NRA lot. Mr. Fowler will contact Dave Zinck to see if he knows who it belongs to.

Standard Parking requests – Mr. Norton has requested Standard Parking submit a parking proposal that would include the Waterfront Trust. The Waterfront Trust lot is uncontrolled because it is open and more of a thoroughfare so it is harder to control. A cone method was suggested. Cones would be put in the spaces until the person paid. Mr. Norton was unsure what would happen if someone pulled out and another car parked there without paying. Rick suggested a Waterfront Trust NRA split 50/50 of the NRA's 2/3s share. It may result in a loss of revenue to the NRA since they would need to fill the Waterfront Trust spaces first. Mr. Norton's idea was to split the profit on the number of spaces instead. Mr. Goudey noted that their spaces fill first and there is more turnover but still thought the 50/50 split was a bit harsh. He said it would be more reasonable for something between the two scenarios. He also noted that the Waterfront Trust was at the early stages of considering this and knew they had to get to paid parking. He thought pay and display would work better in this area. He also noted that the Waterfront Trust has no responsibility to allow access to the Waterfront West area. Ms. Dorfman noted that the latest Karp plan shows a traffic pattern using the Waterfront Trust way. Ms. Dorfman suggested short term parking at a cheaper price for the Waterfront Trust lots. Mr. Norton suggested that the City could keep the revenue from enforcement as long as they provide the service. Mr. Norton said that Standard Parking is putting together something in writing for a long term solution. Different methods could be used for different lots. Mr. Fowler also suggested that the Waterfront Trust use the viewers/binoculars as a source of revenue. Mr. Goudey said that the idea of paid parking is mildly distasteful to the Waterfront Trust as their main purpose is access but they were coming to grips with it. Mr. Fowler also suggested to Mr. Goudey that the Waterfront Trust consider additional signage that would prevent bikes on the boardwalk.

Standard Parking requests – email from Rick Baker of Standard Parking stating that there has been a change in personnel. He is working on a pay and display proposal for the NRA. The main issue was about charging for parking on Fridays. Last year they charged all day on

Fridays. At the end of the day, the NRA made money but with the labor costs, Standard Parking is losing money. Fridays were also an issue because of the local employees wanting to park in the lots for free. He asked to consider not collecting on Fridays. On non-holiday weekends they proposed to collect 8am to 7pm. Or they could do a 50/50 split on Fridays. On the holiday weekend schedule they do not propose to take a 50/50 cut on weekdays. Ms. Dorfman noted that it was increased revenues regardless. She also thought consistency would be a factor, like why would they charge on a Friday holiday weekend and not a regular Friday. Mr. Norton said his main issue was the public. Mr. Fowler and Mr. Brennan said they preferred option B, charging on Fridays with a 50/50 split. Ms. Dorfman said she was also in approval. Mr. Brennan motioned to approve Option B. Mr. Norton questioned if someone would be more likely to park if they were charged \$5 not \$8. Mr. Fowler suggested charging \$8 in the West Lot and \$5 in the East Lot. Mr. Norton said he was inclined to go with charging on Fridays with a 50/50 split. Mr. Norton also questioned when the \$8 was being charged, as opposed to the \$5. He would clarify that with Standard Parking.

There were issues over the weekend with Standard Parking. Newburyport seniors get free parking in the East Lot. Some seniors were being charged over the past weekend. A person also paid to park, left, and was unable to park again as they wanted her to pay again.

Another business owner inquired about purchasing a book of parking tickets. Tom Giannino from Standard Parking said he would come up with a proposal for this.

Standard Parking has found two booths they want to use. Mr. Norton was concerned with the concrete pad it would be placed on and whether it would be raised and would protrude when the booth was removed.

Members indicated they want to charge on Fridays and split the revenue with Standard Parking 50/50. Ms. Dorfman added that Fridays will always be \$5, not \$8 on a holiday weekend. Mr. Fowler motioned to approve and Ms. Dorfman seconded. All voted in favor. All members also agreed that a pre-paid ticketing book option would be a good idea. Ms. Dorfman suggested a discount if you bought so many tickets. Mr. Fowler motioned, Ms. Dorfman seconded and all approved. Booths were ok as long as they wouldn't interfere or protrude and were presentable. Mr. Fowler motioned to approve, Ms. Dorfman seconded, all voted in favor.

Signage – discussed changing large sign at the East Lot. Mr. Norton asked members to come up with ideas for the sign for the next meeting. Mr. Brennan suggested noting that the paid parking is helping to fund the redevelopment of the park.

Ms. Dorfman said that she would return the DET form with a date that the NRA last had an employee.

Minutes:

Rick Taintor was absent so the April minutes didn't have enough members to approve. Mr. Brennan made some preliminary comments.

February minutes –Mr. Brennan motioned and Ms. Dorfman seconded. Mr. Fowler abstained. They were approved 3-0.

No Treasurer's report was submitted. There is confusion on what has been paid to date to the Cecil Group so they will hold off on their bills. A new bill for VHB for preparation of the Tier II Extension for \$780. Mr. Brennan motioned to approve paying the bill and Ms. Dorfman seconded. All voted in favor.

Custom House request for lease:

Atty. Powers previously indicated that it wouldn't be in the NRA's best interest to make any encumbrances on the land. A lease may too formal of an agreement and a lesser agreement may meet their needs. A MOU was an option. Another option was simplifying the logistics. Ms. Dorfman asked if they expressed the fact that they need a lease to pursue their goals of using the land. Mr. Norton said that they were looking for some assurance that they would be allowed to have a long-term lease in the future for their expansion. Mr. Norton suggested writing a letter about the NRA's future intents of the property that would give them something to stand on. Once plans develop, the NRA will be willing to lease the land. He was in favor of a MOU that would allow them to schedule things. Giving something away for nothing but gives them a mechanism to hold events and do fundraisers. It's in the interest of the waterfront. Ms. Dorfman was also concerned with tying up the property with a lease if the Maritime Society was unable to fulfill their goals. Mr. Norton said that they are moving on the assumption that several of the requested park features will be a part of the Custom House's project and if they were unable to accomplish this, they would want to be able to include the features in their plans. The new museum addition is currently shown on the plan.

Mr. Norton asked that any requests to use the Custom House lawn go to the Custom House and request their permission, then have the Custom House request use from the NRA. Ms. Dorfman motioned to refer any requests to the Newburyport Maritime Society and that they bring those requests to the NRA for approval until a MOU is written. Mr. Fowler seconded and all approved.

New appointee - Mr. Fowler said that sometimes the appointment comes very late. James Shanley may be being considered but the State will not admit there is even a shortlist.

Mr. Fowler asked if there would be any public forums coming up. Mr. Fowler said people are curious why the NRA isn't moving forward. He said he was unsure as to what to answer as he didn't really know himself. Mr. Norton said he would ask the Cecil Group for a target date. The NRA would have to look at the sketches prior to the forum.

Mr. Brennan noted that the Rose Kennedy Greenway between the Boston Harbor Hotel and the Aquarium there is an example of a spray fountain.

Ms. Dorfman motioned to adjourn and Mr. Fowler seconded. All voted in favor. The meeting adjourned at 9:13 pm.

Dianne Eppa, Note Taker