

NEWBURYPORT REDEVELOPMENT AUTHORITY

NRA Workshop Meeting re Firehouse Restaurant Dumpster Issue

Thursday - September 9, 2003 - 10 AM - At the Firehouse

Present: NRA Members: Byron Matthews, Laura Rowe
Firehouse Board: Jivonne Alley, Steve Trenholms, Jeff Briggs
Firehouse Staff: Kathleen Miller, Nancy Meister, John Budzyna
Abutting Residents: Richard & Karen Parker, Janet Lord,
Dana Buck White, Keith Allen

The Pros and Cons of the following three potential "temporary" locations for the restaurant dumpster, plus a suggested location for a long range solution to the issue, were reviewed and discussed after the group visited all four locations.

(1) West Side of the Firehouse

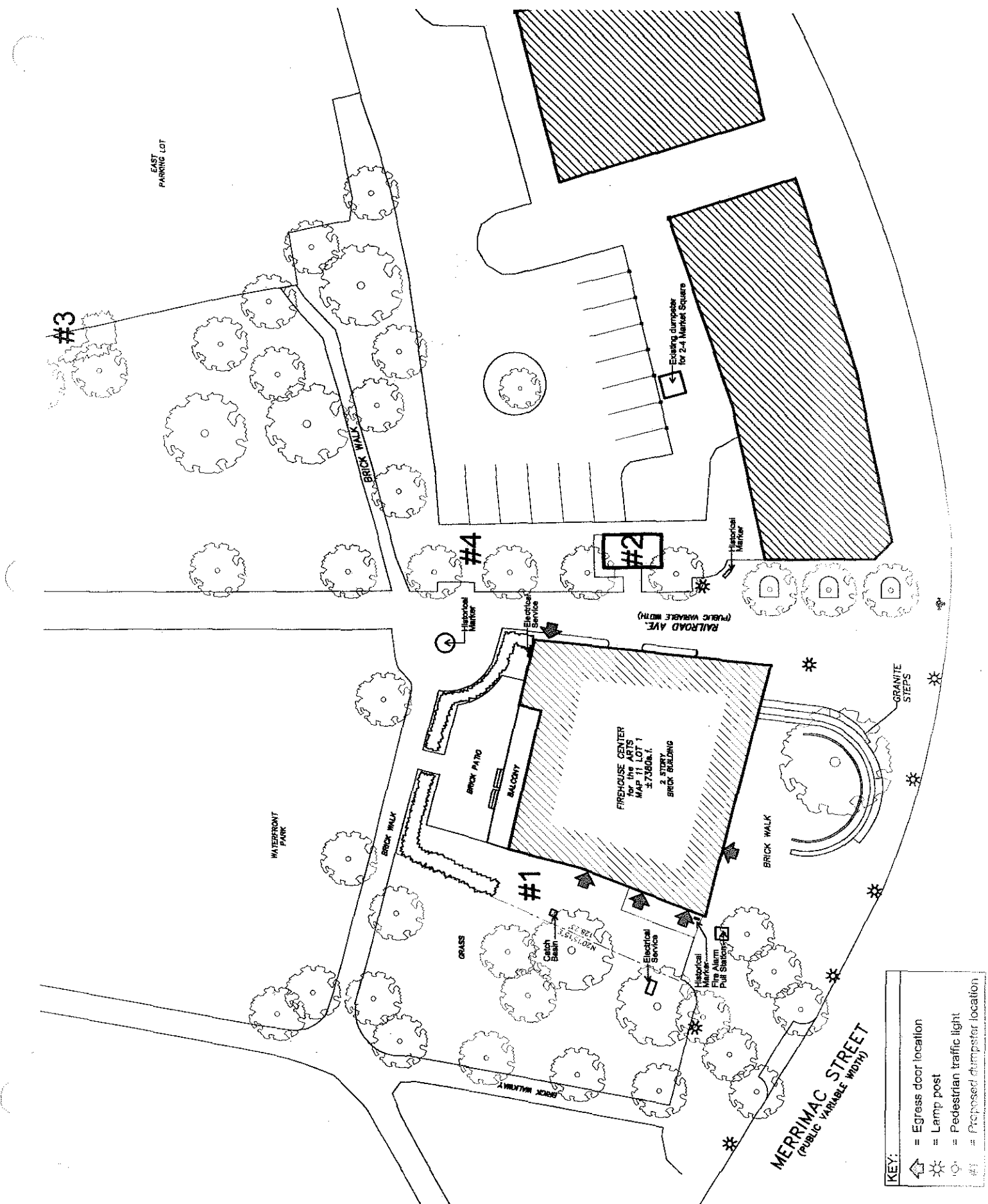
No one in the workshop group favored this location.

Major objections:

- (a) The trash corral would be "in the park" and no matter how well shielded with shrubbery would be obvious to pedestrians using the nearby brick pathways to the boardwalk; difficult to make it esthetically pleasing.
- (b) Access from the kitchen would be rather awkward: either through the lobby and out one of the emergency exits or around the front or back terraces.
- (c) Although there is a curb cut onto Merrimac Street on the west side of the building, it is not an "approved access road;" it would need approval by the City, the Fire Department, Mass Highway, etc. Numerous trees, plantings, and the wrought-iron fence would have to be removed or altered.
- (d) The Firehouse Board has no plans for expanding the Firehouse in the foreseeable future but, should expansion become desirable or necessary, it could only be done on the west side of the building.

(2) Small Brick Shed on Railroad Avenue

This shed was built some ten years ago and was intended for disposal of restaurant trash, but soon proved to be inadequate and full of problems. The workshop group felt that this could indeed be a possible emergency or temporary solution to the trash problem, but it was not preferable. It is only a few steps from the kitchen door so is very convenient for depositing trash into the small-sized dumpster that it would contain, but not at all convenient for getting the small dumpster out of the shed and wheeling it out to either the brick walkway or the curb for daily early morning pickup. Previous experience with this routine was unsatisfactory because not only was it noisy and directly under the windows of some of the abutters, but also left grease deposits, etc., on the public walkway which had to be cleaned up.



NRA Workshop Meeting - September 9, 2003 (continued)

(3) NRA East Parking Lot

Although there was some hesitation from a few of the abutters in the group about establishing a new trash corral on the NRA's East Lot, all agreed that it was the most convenient and accessible location of the three considered. If it were positioned several yards north of the brick path, existing trees and foliage would shield it from view of anyone on the residential balconies. Noise from early morning pickups, which many abutters consistently complained of in the past, would be muted by the farther distance from residences.

Stipulations in a lease should be very clear about the Firehouse Board's responsibility to keep the area spotlessly clean and free of vermin.

(4) Potential Future Location Off Railroad Avenue

Abutter Janet Lord suggested that we consider as a long range solution the area north of the brick shed and close to the narrow brick walkway. She felt the dumpster, enclosed in a new and much larger brick shed, could be accessed through the MacFarland parking lot for regular pickups. The workshop group felt this idea was worthy of further study.

Attached is a diagram prepared by Jivonne Alley indicating the above locations.

Minutes prepared by
Laura Rowe