

Newburyport Redevelopment Authority
Newburyport Public Library
May 25, 2011
Minutes

1. Call to Order

A regular meeting of the Newburyport Redevelopment Authority was called to order at 7:00 p.m. by Chair James Shanley.

2. Roll Call

In attendance were members James Shanley, Patty Dorfman, Adam Guild and John Morris.

3. Approval of Minutes

The approval of the minutes of the April 25 meeting was deferred.

4. Treasurer's Report

There was no treasurer's report. Patty Dorfman moved to approve a payment of \$208.89 to National Grid. Adam Guild seconded the motion. The motion was unanimously approved. Adam Guild moved to approve a payment of \$3,660.00 to Weston and Sampson for an invoice dated April 29 for services through April 1 for Phase A, MCP 2 & 3 and for Phase B, supplemental site and risk characterization. Patty Dorfman seconded the motion. The motion was unanimously approved. Adam Guild moved to approve a payment of \$9,906.89 to Weston and Sampson for an invoice dated May 20 for services through April 29 for Phase B, supplemental site and risk characterization. Patty Dorfman seconded the motion. The motion was unanimously approved.

5. Public Comment

Bob Nolan, 45 Green Street, owner of the Clarke Currier Inn, said he is disappointed that a government agency would have direct meetings with a developer in advance of the announcement of the plans to the public. He asked if the NRA is planning to change its policy against overnight parking in its lot in order to accommodate hotel guests. James Shanley and Patty Dorfman both responded the NRA is not. He said he was required at great expense to provide on-site parking for his inn and he thinks a developer should be held to the same standards. He asked if the NRA would let New England Development use its parking spaces. James Shanley said the NRA would not. Mr. Nolan said there would not be enough on-site parking for an 85-room hotel and its staff and some other accommodations would have to be made. He asked if the NRA would allow New England Development to use its parking. James Shanley said no arrangements have been made. He then read the NRA's mission statement. Mr. Nolan said he knows of other residents who wished to establish inns on their property but could not because they could not provide adequate parking. He said he is concerned taxpayers would be asked to fund a parking garage rather than requiring New England Development to provide the necessary parking.

6. Beer Tent Request

Ann Ormond of the Chamber of Commerce has requested permission to locate a beer tent in the east lot during the Riverfest on July 16. The placement of the tent would result in the loss of

parking revenue. The applicant must clarify the time the tent would be put up and taken down and must include proof of insurance. James Shanley is to walk the site with Ms. Ormond. Patty Dorfman moved to approve the application pending the site walk. John Morris seconded the motion. The motion was unanimously approved.

7. Agreement with Abramson Associates

James Shanley said that Barry Abramsom has begun working on a real estate analysis. He was met with met Dan Raycroft and Jerry Liske and is looking at both residential and commercial markets.

8. General Business

James Shanley said he attended a presentation on historic wharfs during preservation week. He said an archeological survey should have been conducted before the work was done at the water treatment plant. When developed the NRA land would be subject to Section 106 requirements. It might be possible to complete a community survey form for approximately \$30,000. Patty Dorfman will discuss this with Bill Harris.

9. Individual Meetings with New England Development

James Shanley said the *Daily News* has filed a complaint against the NRA about its members attending individual meetings with New England Development. He said the NRA has 14 days to respond and in the interim would not comment. Patty Dorfman said New England Development did not solicit any opinions from her and she was not shown any plans that are not a part of the public record. Adam Guild said he was not asked about the NRA's plans for parking and he was presented with conceptual drawings. John Morris said he thinks the complaint is a nuisance: the NRA members did nothing wrong and should not devote time to defending their actions. He would like Carol Powers to determine if the NRA should respond to the complaint. Carol Powers said the complaint has no substance and a response would only serve to give it legitimacy. She said an issue would only arise if members were shown plans that have not been made available to the public. She said a way to avoid such problem in the future would be to have a policy of only attending public meetings. A group such as New England Development should instead be invited to attend NRA meetings.

10. Upcoming Meetings

The next meeting of the NRA is scheduled for Thursday, June 16.

11. Adjournment

Patty Dorfman moved to adjourn the meeting at 8:30. Adam Guild seconded the motion. The motion was unanimously approved.