

Newburyport Redevelopment Authority
City Hall Auditorium
October 24, 2012
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, John Morris and Adam Guild. Also in attendance was Carol Powers.

3. Reading of Mission Statement

James Shanley read the mission statement.

4. Public Comment

Susan Hern, 22 Broad Street, commented that parking along the water at Cashman Park is restricted to vehicles with trailers.

Nick Metcalf, 110 Hay Street, Newbury, commented on the mission statement, saying there is no longer any urban blight and the city is prosperous with good real estate values. He said that because the original urban renewal plan expired in 2005, the mission statement is no longer legal or relative.

Natalea Brown, 339 High Street, said there are 2,500 signatures on a petition to keep the NRA land free of buildings. She said there was no opportunity for negative comments to be made at the September 12 presentation. She added the parking on the waterfront is necessary, as not enough exists in other locations, and the lots might be designed as multi-use facilities. She went on to say the waterfront should be used to celebrate the city's maritime heritage.

Sandy Small, 25 Oak Street, asked about the availability of Chapter 91 report and financial statements. She was told that Barry Abramson's financial analysis is available on line.

Larrel Allgrove, 22 Beacon Avenue, said she is concerned about underground parking being considered for a FEMA flood plain.

Mary Krajci, 232 High Street, said she would like to see two-story shingle buildings on the waterfront. She said she thinks a community center would be better located on the central waterfront and a land swap with the Bresnehan School property should be considered.

Dominique Dear, 5 Warren Street, said building on the waterfront would bring activity to the area in all seasons and creative methods should be used for involving members of the community in their design.

5. Minutes

John Morris moved to approve the minutes of the October 3, 2012 meeting as submitted. Tom Salemi seconded the motion. The motion was unanimously approved.

6. Treasurer's Report

Adam Guild reported that the balance in the checking account is \$5,407.65 and the balance in the money market account is \$161,361.38.

Adam Guild moved to approve an invoice for minute taking in the amount of \$150 for the October 24 meeting. John Morris seconded the motion. The motion was unanimously approved.

7. Parking Impact Study

John Burke presented his parking impact study for the proposed mixed-use development. Copies of the report will be in available in the planning office and on the City and NRA websites. The presentation included the following points and recommendations:

- there currently is a surplus of off-street parking except for the infrequent summer peak weekend and special events.
- the development would result in a reduction of 145 off -street spaces.
- the parking demand for retail customers peaks during the day while the demand for restaurant customers peaks during the evening.
- the projected peak demand for commercial spaces would occur at 7:00 p.m. on a weekday in December. At this time 81 spaces would be needed for customers and 20 for employees. The 191 spaces that would be available for commercial and general use would far exceed the peak demand for spaces.
- there is ample on-street parking within a five-minute walking zone of the downtown during a peak weekday period with the exception of 8:00 p.m.
- valet parking should be encouraged for the restaurants in the development.
- parking in the city should be actively managed to balance the supply of public and private spaces. Shared lot agreements should be developed with banks and schools to meet weekend demands.
- a pricing strategy should be developed for summer weekends and special events.
- 110 spaces should be provided in the east lot for permit parkers.
- planning for a parking structure should continue but construction should not occur until the facility is needed.
- a surface lot with 60-80 spaces should be added to increase the supply of long-term off-street and permit parking.

8. Massachusetts Environmental Review Process

Bill Harris said the environmental review process is a lengthy one. He urged NRA members to begin working with City officials and together meet with Richard Boureu,

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Assistant Director of the Mass. Environmental Protection Agency. He said that under Massachusetts law the presence of contaminated soils and archaeological remains on the 4.2 acres of filled tidelands under NRA control would trigger a full-scope environmental review. The process must include a no-build alternative and would allow the public to participate in a disciplined way.

9. Waterfront Trust/NRA Boundary Update

The subcommittee has not yet met.

10. Use Application

Ann Ormond requested that the NRA paved lot be used for an event on July 27 at 9:00 a.m. Approximately 100 high-end cars would assemble in the lot to begin a drive along the Essex Coastal Scenic Byway to Endicott College. The event has been held for the past four years and the proceeds are used for scholarships. Adam Guild moved to approve the use application. John Morris seconded the motion. The motion was unanimously approved.

11. Upcoming Meetings

The next meeting of the NRA is scheduled for November 14 at City Hall.

12. Adjournment

John Morris moved to adjourn the meeting at 8:40. Adam Guild seconded the motion. The motion was unanimously approved.