

Lanes Cove Fish Shack Building Committee  
Minutes of meeting of 9/20/2011  
Public Forum at Lanesville Community Center

The eighth meeting of the Lanes Cove Fish Shack Building Committee was held at the Lanesville Community Center, 8 Vulcan St on September 20, 2011

Members present for opening of an ad hoc administrative session at 6:46 pm were Jim Hafey, Russell Hobbs, Barbara Jobe and Damon Cummings (4 of 7, therefore a quorum)

Minutes of the Meeting on September 19, 2011 were accepted.

The next meeting was scheduled for Monday, September 26, 2011 at the City Hall Annex on Pond Road.

At 7:00 pm the main meeting began as a public forum for discussion of plans.

Members present were: (7 of 7 thus a quorum)

Jim Hafey (Chairman)

Damon Cummings (Secretary)

Barbara Jobe

Bill Sanborn

Russell Hobbs

Jim Caulkett

Lisa Press

Visitors: Councilor Jackie Hardy, Councilor Bruce Tobey, Councilor Sefatia Romeo Teken, Architects Tim Thurman and Ryan MacArthur and many members of the local community.

Councilor Hardy introduced the committee and the subject.

Jim Hafey outlined the deliberations of the committee to date and read city attorney's memo on ownership of the building into the record (attached).

Treehouse design, Tim Thurman and Ryan MacArthur, described the present condition of the building and alternative approaches to the project and estimated \$90,000 for rebuilding from scratch or \$130,000 for repair and renovation.

Damon and Lisa and Jim Caulkett outlined tidelands and wetlands permitting issues.

There was some discussion of how much to leave of the old building to qualify as renovation rather than rebuilding.

Martin Ray suggested building new inside old. The committee said that was pretty much the repair and renovate plan.

Councilor Tobey suggested looking into Community Block Grant Funding.

Valerie Nelson asked the committee to focus on why the rebuilding was taking place. She pointed out that there was little point in building a new shack at the cove and preservation was the whole purpose. There was general agreement both on the committee and in the audience.

Peter Parsons and Frank Garrison both emphasized a whole cove approach to the problem and needing a purpose and real uses for the property. Frank emphasized that if it was not used productively and maintained, we would be back with the same problem in a few years.

Robin Smith recommended saving the lines of the present building, including leans and sags. Russell Hobbs suggested using locally milled rough sawn lumber and local labor. Jim Hafey pointed out that we needed approval, volunteers, and funding. A straw poll indicated that the neighborhood overwhelmingly favored repair and renovation as opposed to replacement or elimination.

Councilor Romeo-Teken emphasized the value of the project and the cove as an asset to the entire community, not just Lanesville and suggested many uses such as net mending, museum use, education.

Butch Roth asked if the harbormaster had needs to use the building. The reply from Harbormaster Caulkett was that it should be used by the community and his office did not need a Lanesville annex.

The meeting was adjourned at 8:20 pm

Damon E. Cummings 9/20/2011

appendix – legal opinion follows

## LAW DEPARTMENT

### OPINION

TO: Lanes Cove Fish Shack Building Committee

FROM: Suzanne P. Egan *SPE*  
General Counsel

RE: Ownership Status of Fish Shack

DATE: September 20, 2011

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This is in response to your request for a legal opinion regarding the ownership of the Lanes Cove Fish Shack. The City of Gloucester clearly owns, under the care and custody of the Conservation Commission, Lanes Cove and the Lanes Cove Fish Shack.

There has been some question regarding the ownership of the shack due to language in the deed. The language states that structures located on Parcel E and F belongs to others. I have reviewed the Community Development Office's files on this parcel and reviewed correspondence contained therein which resolved all issues regarding the City's ownership of the shack. The City owns and controls the Fish Shack.