

Community Preservation Committee

Minutes

May 21, 2019

Members Present: Pam Tobey, Catherine Schlichte, Co-Chair, Hank McCarl, Ellen Preston, John Feener, and Bob Whitmarsh.

Absent: Karen Carter, Heidi Wakeman, and Barbara Silberman, Co-Chair.

Public: JD MacEachern

Staff: Jaimie Corliss

The meeting was opened by Catherine Schlichte, Co-Chair at 5:46 pm.

Committee members introduced themselves to those in attendance.

Presentations from 2019 Applicants

Stage For Park Advisory Committee – Landscape Design Plan Project (Off Cycle) – David Dow gave a brief overview of the Stage Fort Park (SFP) Advisory Committee’s application for the landscaping plan for the area at Stage Fort Park where the cannons are located. The total request is for \$20,000.00 for a landscaping and improved accessibility design plan. Catherine S. clarified that the area being discussed would cover from the cannons to the information center. The only piece left would be the path to the Lucy Davis garden. David D. added that a bid was received for the design work. He stated that a plan covering from the Lucy Davis garden to the information center would cost \$110,000.00, this would include the fort area. Catherine S. asked when the design plan would be completed. David Benjamin stated the plan would be completed by December 2019. David D. added that the City’s DPW would be doing some of the landscaping work from the Lucy Davis garden to the fort, that is why it is not included as part of this application. John F. commented that the landscape plan should include obtaining permits from the Conservation Commission, as appropriate.

Stage For Park Advisory Committee – Parrot Rifle Restoration and Carriage Build Project – David Dow briefly reviewed the SFP Advisory Committee’s application for the restoration and building of a carriage for the Parrot rifle located at Stage Fort Park. He stated that all the requirements of Clemson and the Historical Commission will be met with this project for renovating the cannon barrels. The SFP Advisory Committee is proposing the building of a new carriage for Parrot Rifle, which will be used as saluting cannon and will be mobile. Catherine S. asked who would be responsible for the maintenance and upkeep. David D. stated the SFP Advisory Committee will be requesting \$2,000.00 stipend be included in the City’s General Fund for someone to oversee maintenance. There is also a \$10,000.00 in budget for SFP maintenance that is currently unused. The plan would be to utilize these funds for this project in the future. Catherine S. asked if the rifle and carriage will need to be primed or painted. David D. stated they will occasionally. The Parrot rifle carriage will not be needing maintenance for 10 years, other cannon carriages will require additional upkeep. David D. is building one of the carriages for the other cannons with his own resources. Catherine S. asked if that reconstruction would be following the Clemson recommendation. David D. clarified that it will be replicating

the USS Constitutions original carriage plans. There was further discussion related to the differences between the cannons located at Stage Fort Park. Catherine S. asked if the work would be done in Kentucky. David Benjamin clarified that the restoration and cleaning will be performed in Gloucester and then it will be shipped to Kentucky to have the carriage built. **ACTION ITEM:** The SFP Advisory Committee is to obtain a letter confirming the \$10,000 contribution from the Mayor's Office.

YMCA - New Y Facility – Tim Flaherty presented a brief overview on the history of the YMCA. The current Y Facility is not meeting all the needs of the community and this new facility would allow for those needs to be better met. Tim F. stated that the Y serves as the de facto recreation department, as there is not one within the City. He added that no one is turned away, as the Y offers lots of financial aid to community members. The additional space and parking at the new facility would allow for increased access and programming. They are looking to double membership to 8,000 in 2020. They are coordinating with the Schools and City on developing programs. For example, the Y helped get the high school swim team up and running four years ago. Building a new Y would help Gloucester be viewed as a healthy community and transform its image. The \$200,000.00 is important and will be used towards the building of new pool. Tim F. highlighted the work being done with the Council on Aging to offer free programs to elderly. The total cost of the pool is three to four million dollars. Ellen P. asked how it compares to the Beverly Y. Tim F. stated the Y in Beverly has been growing incrementally, but is currently approximately 65,000 square feet and Gloucester's new facility will be about 60,000 square feet, with the intention of adding on in the future. Catherine S. discussed the budget as it was submitted and stated it is helpful to know exactly how the CPA funding will be used. Tim F. responded that they are hoping to raise an additional \$5 million by the fall, if not, they will need to borrow to complete the project. Catherine S. asked Tim to identify the pool construction costs and indicate that \$200,000.00 will be used for the purpose of pool construction. **ACTION ITEM:** submit revised budget page with memo regarding how pool will benefit community. John F. discussed the importance of making it clear to the community how CPA funding is used to benefit residents and would like to take advantage of this opportunity.

YMCA Camp Spindrift – Tim F. gave a brief background on Camp Spindrift. There are approximately 600-700 children who take advantage of the day camp during the summer. The community rents the camp and the space is accessible to pedestrians all the time. Elementary schools utilize the property during the school year. There is a field that needs to be restored, as well as, a basketball court. There are a lot of amenities that need to be repaired. Catherine S. asked for clarification on how funds will be used. Tim F. stated some of the buildings will be replaced and expanded. Catherine S. stated there will need to be more clarity on what is being done. Tim F. stated the buildings will be taken down completely and rebuilt. John F. added that some of the items being asked for may not fit the criteria, but we can work with the budget lines if they are better itemized. He also asked how many kids receive financial aid for Camp Spindrift. Tim F. stated that well over 50% of the kids who attend the day camp receive financial aid. He will work with the committee to resubmit budget. There was further discussion related to how the budget should be revised. **ACTION ITEM:** provide breakdown of financial aid provided to camp attendees and submit more specific/revised budget.

Catherine S. opened the public hearing at 6:27 PM. She gave a brief overview of the CPA program and funding categories. There was a question related to how information is presented on

the City's website which was clarified. No additional comments were submitted. Presentations resumed.

Magnolia Historical Society- Lisa Ramos began by stating the Magnolia Historical Society is a nonprofit and has been in existence in 1982, it was founded by Lisa's grandmother. The School House cannot be moved forward without improvements to the electrical system. She gave an update on improvements made to the School House to date. The MHS has been granted four computers with the PassPerfect Program software, but cannot obtain an occupancy permit or operate the computers without the necessary electrical updates. Over the past year, MHS has been working on developing an organizational business plan and architectural plans as opposed to focusing on smaller fundraising activities. They have also increased grant writing efforts and have been awarded an Essex heritage grant in the amount of \$4,000.00. MHS is a 100% volunteer run organization. They are asking the CPA for funds to establish an electrical system. They are looking to remove the 100 amp transfer panel, install ground rods and breaker, 200 amp service, and 200 amp meter. Per National Grid, the meter has to be outside. They will run wires to basic areas, but not establish outlets etc. until architectural plan is better developed. Catherine S. asked if they are putting together a building preservation plan. Lisa R. confirmed they are and provided the plans that have been made so far. Hank M. commented that these grants can be used to improve handicap accessibility and asked if bathroom facilities have been installed. Lisa R. stated they have not as of yet, but it will be part of future plans. Currently, plans do not relocate bathrooms, because dimensions are there, but they need to get waiver to only have one bathroom. John F. stated that this presentation was more concise than the application and meeting current code requirements should be included in application. He suggested MHS narrow narrative to what the funds will be used for and what the benefits will be realized. Catherine S. pointed out that MHS still needs a bid for the work to be performed. Catherine S. stated that if the building plans are finalized during this process, the CPC would appreciate a copy as it can serve as a roadmap for this and future projects if there are future funding requests. Lisa R. said the 200 amp panel is ground zero for any work to be done in the future, regardless of how this building will be restored. Hank M. commented on the need to see financial stability and longevity of organization. Lisa R. responded that over the last 2 years, the board has really come together and developed committees and been more thoughtful about how to invest time and money. Currently, they are working on identifying additional grants to apply for, which will ensure the financial viability of the organization. John F. asked for additional point of contacts for this grant.

ACTION ITEM: Lisa will email copies of bids to Jaimie C.

Hammonds Castle – Linda Harvey and Craig Lentz- Craig Lentz gave a brief overview of the Clerestory Project at Hammonds Castle. Damage to clerestory is causing leakage into the castle and damage to interior spaces. The Museum has been plugging leaks as they happen, but need to fix the structures in a more permanent way. They are not looking to replace the clerestory, but want to restore the glass and abate lead paint, if necessary, while sealing the clerestory. They have received budget bids and the estimated cost of project is \$270,000. They are asking the CPA for 50% of the estimated costs. The Museum has never received funding from CPA or CDBG in the past and this is one of the largest projects they are looking to fund. Project is scheduled to launch a year from this fall (Fall 2020) and completion will be very weather dependent. Provided additional detail as to how this project will be completed. John F. stated that he applauds their efforts to have a plan moving forward to address the core issue. He added that the CPA would like to include the contingency under the CPA's funding, in case the project comes under budget the funds will be returned to the CPA. He would also like some confirmation that the contractors are OSHA compliant or meet A.N.S.I. standards on the final

bid. Craig L. extended the offer to give a tour. Catherine S. stated that it is apparent from the photos that the repairs are necessary and feel the application is complete.

Beauport/Sleeper McCann House – Christine Pokwatka presented briefly on work to be performed on the Palladian window. John F. stated the organization is a key element in the community and this is not a superficial/aesthetic repair, it is structural. Catherine S. stated this property has been funded several times and has had good follow through and performance. Christine P. asked about whether or not the Committee wants bids for the work and clarified that the Palladian window will be done in house, but the masonry will be outsourced. There was further discussion regarding bid documents for the work.

Ocean Alliance – Alicia Pensarosa gave a brief overview of Ocean Alliance. They purchased the Paint Factory in 2008 and use site for offices, host robotics club, and other events. They are in the process of restoring other buildings on site. For their current CPA application, they are looking to put in two handicap accessible bathrooms on site. Long term goal for the site is to create an innovation center focused on marine technology and ocean innovation. Catherine S. asked for clarification on which building is Building A. Alicia P. stated that it is the building with the chimney. She added that Ocean Alliance has received an EDA Grant for innovation. Catherine S. asked if the restoration of the seawall has been completed. Alicia P. confirmed that it has. There was discussion related to the installation of a dock on the property. Catherine S. stated that Ocean Alliance has been responsive and performed work well in the past. John F. discussed how the use of the property will be limited by their designation under chapter 91.

Young Legends Street Hockey – Carl Ellis introduced additional board members in attendance and gave a brief overview of the history of the organization. An average of 80 players per year participate in their hockey league right now. A rink would increase that number and give them the ability to include High School/adult leagues. They are keeping past, present, and future in mind as they move forward with this project. They have been contacted by various community members and organizations to show support and discuss collaborating. Tile samples were shown to the Committee and there was discussion relating to cost and functionality of tiles. John F. does not feel comfortable with the conversion of this basketball court and believes YLSH should be concerned with how to assist even those who are not in support of this project. Carl E. stated that he has been in contact with the High School basketball coach to see if they are using the court. These conversations took place in an effort to receive the support of the SFP Advisory Committee. If the full 140 feet is not used for this project, the rink would be too small for adult leagues. Carl E. added that the courts at Stage Fort are currently not very functional for a variety of reasons. John F. stated that the organization should be developing more collaboration with other sports organizations. JD MacEachern added that the basketball court is not in an ideal place because of the wind, which they anticipated when it was built. He ran a basketball tournament for the 350th anniversary at a court that does not exist anymore. To do that now, you would have to pay for a sanctioned league which would cost thousands of dollars. Catherine S. asked if it was a private league and who will be maintaining the property. Carl E. stated that the lights will be under the DPWs jurisdiction, but YLSH will be raising funds for maintenance. John F. stated that the organization should consider offering scholarships. Carl E. stated the cost to enroll is only \$50. They are researching liability insurance for the rink that would also cover the City. Catherine S. asked if the City has offered any technical support on how to develop this project. Carl E. stated that they have been reaching out to communities that have similar rinks and seeking their advice. The City has offered some support, such as removing brush, providing some fill, and removal of basketball hoops. Carl E. added that for the first two years they would

prefer not to use the rink as an ice rink in the winter, but due to the weather, three weeks of skating time may be achieved. Kyle Edmonds discussed the one day adult tournament that generated interest in an adult league.

Next Meeting: June 18, 2019 (Additional Presentations)

MOTION: Pamela T. moved to adjourn. Seconded by Ellen P. 6 in favor; 0 opposed; 0 abstained.

Meeting adjourned at 8:00 PM.

List of Documents reviewed

Respectfully submitted,
Jaimie Corliss