

## Community Preservation Committee

Minutes  
March 15, 2022

**Members Present:** Kerry McKenna, Jennifer-Lee Levitz Aronson, Bill Cuff, Hank McCarl, Bob Whitmarsh, Robert Gulla, Mark Poulin, Matt Lundberg and Pamela Tobey.

Public hearing called to order at 6:08 PM by Matt L. with the following preamble: This meeting is recorded by video and audio in accordance with state Open Meeting Law. Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law this meeting will be conducted by remote participation.

Additionally, all votes taken by the Community Preservation Committee during this and future remote meetings will be by roll call votes.

If you are calling in on a phone, you can press Star 9 (\*9) to request to speak. If you are watching on a computer or device there is a "raise hand" button that you can tap or press to request to speak. Please use either of these options during oral communications to be recognized to speak.

Attendance taken by roll call. All members.

### **Item #1 Approval of Minutes 3/1/2022**

Matt L. asked if Committee members had any notes or corrections, none were submitted. Hank M. moved to approve the 3/1/22 minutes as presented, Bob W. seconded. Minutes were approved unanimously by roll call vote. Matt L. agreed to take minutes for this meeting

## **Item #2 2022 Review 2022 Eligibility Applications**

The CPC received 21 applications for the 2022 funding cycle. Each application was discussed and its eligibility to proceed to the full application phase was voted on.

**Adventure Rudder Preservation.** Kerry reported the applicant informs that this project is misnamed. Representing the applicant, Betsy Hoffman confirmed that the scope of work was accurately described in the application and agreed to rename project to “Schooner Adventure Preservation”. Betsy noted that the rudder project funded last year will not be done this spring but will instead be included in this new project. Bill noted that the eligibility application had both Historic Preservation and Recreation checked; we will categorize this project as Historic Recreation only. Hank will abstain from the vote as his niece is on the Adventure board. ***On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed, 1 abstain (Hank), that the Adventure Restoration project is eligible for funding as an Historic Preservation project from the Massachusetts Community Preservation Act.***

**Art Haven New Headquarters.** Matt observed that the CPA statute requires Recreation projects must be for outdoor, land-based recreational uses and facilities. ***On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 0 in favor, 9 opposed, that the Art Haven New Headquarters project is eligible for funding from the Massachusetts Community Preservation Act. Project is found ineligible for CPA funding.***

**Blackburn Circle Wildflower Meadow Conversion.** Matt noted that Blackburn Circle is owned by MassDOT and as such may not be eligible due to an inability to get a deed restriction on the land. The committee discussed whether the application may be eligible if categorized as passive recreation. The committee had concerns about project viability beyond eligibility. Matt has contacted the Community Preservation Coalition for their opinion on eligibility and will relay their answer; the committee will defer voting on eligibility until then. ***On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 9 in favor, 0 opposed, to defer voting on the eligibility of the Blackburn Circle Wildflower Meadow Conversion project until its next meeting.***

**City-owned Cemeteries Restoration 2022.** ***On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 9 in favor, 0 opposed that the City-owned Cemeteries Restoration 2022 project is eligible for funding from the Massachusetts Community Preservation Act.***

**Discussion on two projects: Dogtown Preservation Commission - Dump Relocation and Dogtown Preservation Commission - Dump Site Remediation..** Cindy Dunn, chair of the DPC representing the applicant spoke to this and the second application they had submitted regarding the Dump Site located in Dogtown. The ultimate goal is restoration of that site. The DPC will be seeking non-CPC funding mechanisms for the restoration, but first they want to develop a two-part plan, first looking at where other communities locate similar dump sites, and second on what remediation and restoration needs to be done to this site once an alternate site is identified. The Relocation site will likely utilize a land use attorney, while the Site Remediation project will likely utilize environmental engineering and a landscape architect. Matt suggested the project isn't eligible under Open Space. Kerry asked whether it could be approved under Historic Preservation, which it can if the Gloucester Historic Commission agrees that Dogtown is historically significant. Bob said that is the case. The committee agreed to vote on the project as an Historic project.

*On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 9 in favor, 0 opposed that the Dogtown Preservation Commission - Dump Relocation project and the Dogtown Preservation Commission - Dump Site Remediation project be categorized as Historic Preservation projects for funding from the Massachusetts Community Preservation Act.*

*On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 9 in favor, 0 opposed that the Dogtown Preservation Commission - Dump Relocation project is eligible as an Historic Preservation project for funding from the Massachusetts Community Preservation Act.*

*On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 9 in favor, 0 opposed that the Dogtown Preservation Commission - Dump Site Remediation project is eligible for funding from the Massachusetts Community Preservation Act.*

**Magnolia Library & Community Center Building Renovation.** *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 9 in favor, 0 opposed that the Magnolia Library & Community Center Building Renovation project is eligible for funding from the Massachusetts Community Preservation Act.*

**Magnolia Library & Community Center Generator.** Jennifer-Lee expressed doubts as to whether the CPC can fund this, as it's not required for Historic Preservation. Rob agreed, and Mark observed that it's intended for additional uses beyond the Center's historic uses. Pam noted that Ayer had funded a similar project. More discussion followed. *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 2 in favor (Bob, Pam), 7 opposed (Hank, Matt, Kerry, Jennifer-Lee, Rob, Bill, Mark) that the Magnolia Library & Community Center Generator project is eligible for funding from the Massachusetts Community Preservation Act. Project is found ineligible for CPA funding.*

**Main Street Affordable Housing (252-256 Main St).** Matt informed the Committee that the applicant is bidding on an RFP from the Gloucester Housing Authority. He spoke with GHA Executive Director David Houlden to confirm that funding this application would not interfere with their bid process. Jennifer-Lee spoke in favor eligibility. *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 9 in favor, 0 opposed, that the Main Street Affordable Housing (252-256 Main St) project is eligible for funding as an Affordable Housing project from the Massachusetts Community Preservation Act.*

At 7:10pm Rob G. left the meeting.

**Manship Artists Residency Design and Manship Grounds and Facilities**

**Renovation.** Matt informed the Committee of a conversation he had with Rebecca Reynolds, the applicant's Executive Director, sharing that the Design project will inform the full specifications for the Facilities Reservation project. Mark noted that the applicant submitted under three different categories. The committee agreed to defer eligibility votes on this until we have more information.

*On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed, to defer voting on the eligibility of Manship Artists Residency Design project until its next meeting.*

*On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed, to defer voting on the eligibility of Manship Grounds and Facilities Renovation project until its next meeting.*

**Our Lady of Good Voyage Bell Tower Restoration.** In discussion the committee unanimously agreed that the church qualifies under Historic Preservation as long as the final project definition clearly identifies that the work done is separate from improvements that directly support religious activities or iconography. *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed that the Our Lady of Good Voyage Bell Tower Restoration project is eligible for funding from the Massachusetts Community Preservation Act.*

**Renovate Nate Ross Baseball Field.** Mark is familiar with this field and spoke to the requirements of the project. The committee discussed whether this falls under under rehabilitation and restoration, which is eligible for CPA funds, or whether the work needing to be done is maintenance, which is not eligible. Bill volunteered to find and forward the CPA language on maintenance vs. restoration. After discussing this qualification with respect to the details in the proposal the committee decided to defer its judgment on eligibility. *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed, to defer voting on the eligibility of Renovate Nate Ross Baseball Field project until its next meeting.*

**Rocky Neck Cultural Center Improvements.** *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed that the Rocky Neck Cultural Center Improvements project is eligible for funding from the Massachusetts Community Preservation Act.*

**Saunders House HVAC.** *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed that the Saunders House HVAC project is eligible for funding from the Massachusetts Community Preservation Act.*

**Stage Fort Park Lucy Davis Pathway Extension.** This is the project to implement the design that was produced under a previous CPA-funded project connecting the Lucy Davis Pathway to the Visitor's Center in one direction and to the cannon point in the other. Bill asked *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed that the Stage Fort Park Lucy Davis Pathway Extension project is eligible for funding from the Massachusetts Community Preservation Act.*

**Stage Fort Park Playground Rehabilitation.** *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed that the Stage Fort Park Playground Rehabilitation project is eligible for funding from the Massachusetts Community Preservation Act.*

**Stage Fort Park Street Hockey Rink.** *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed that the Stage Fort Park Street Hockey Rink project is eligible for funding from the Massachusetts Community Preservation Act.*

**Waterfront Resiliency Survey.** The committee was unclear whether this project is eligible for CPA funding based on the application, and under what category. It was decided a vote would be deferred, and that Matt would follow up with the applicant to get more information. *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed, to defer voting on the eligibility of Waterfront Resiliency Survey project until its next meeting.*

**West Gloucester Trinity Congregational Church Restoration.** As with the Our Lady of Good Voyage project, the committee unanimously agreed that the church qualifies under Historic Preservation as long as the final project definition clearly identifies that the work done is separate from improvements that directly support religious activities or iconography. *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed that the West Gloucester Trinity Congregational Church Restoration project is eligible for funding from the Massachusetts Community Preservation Act.*

**Willowood Gardens Roof Replacement.** *On a motion by Bill C, seconded by Hank M, the Community Preservation Committee voted 8 in favor, 0 opposed that the Willowood Gardens Roof Replacement project is eligible for funding from the Massachusetts Community Preservation Act.*

### **Item #3 Administrative Update**

Matt L announced that Pam T has accepted a job with the city Director of Constituent Services and Communications beginning March 28 – a great win for the City but a big hole to fill on the CPC. As such this is her last meeting as a member of the CPC. Matt encouraged everyone to submit candidates to fill Pam’s At-Large member seat on the committee. This also leaves the committee with a single chair. For the time being Matt will be the only chair. Matt noted the city charter does not require a co-chair or vice-chair, and invited all CPC members to contact him if interested in working in either capacity.

Matt L informed the committee that he had request City CAO Jill Cahill to appoint a recording secretary for the CPC.

Matt L. informed the committee that he plans to initiate a review of the Gloucester CPA Plan before the end of the year, most likely after the committee makes recommendations to the B&F city council subcommittee in September.

Matt L. informed the committee that we would assign committee members as applicant project liasons at our next meeting.

There was a general discussion on whether the CPC should recommend to the city that Gloucester’s surcharge be increased, which requires a ballot vote. The committee was unanimously positive about this. No plans were made at this time.

### **Item #4 Next Meeting – April 19, 2022**

**A motion was made, seconded and voted unanimously to adjourn the meeting at 8:22pm.**

Respectfully submitted,

Matt Lundberg