

Community Preservation Committee

Minutes for August 10, 2011

Members present: Bell, Phillips, Dahl-Ronan, Dugan, Morris, O'Keefe, Smith, Gallagher
Members absent: Stacy Randell

1. Ms. Dahl-Ronan moved to accept the minutes from the last meeting without amendment. Mr. O'Keefe seconded and the CPC unanimously passed the motion.
2. Mr. Bell reviewed the project proposals for which he and city staff collected additional information since the last meeting.
 - Sargeant House Museum – In response to questions about public engagement, we learned that the Sargeant House Museum revised its strategic plan four years ago, with a focus on outreach and encouraging use of the grounds. Fifteen measures to improve public engagement are in the plan.
 - Essex County GreenBelt – Mr. Bell met with ECGB project proponents who stated that the Bray Street project could probably move forward, even without full CP funding. Also, the property will have parking for up to 8 vehicles and overflow parking on the street for up to 10. They will conduct outreach to encourage use of the Thompson Street and Bray Street properties.
 - Community Development Department – Planning director, Gregg Cadematori, provided a written report describing the progress that has been made on the first North Gloucester woods deed survey project.
 - Gloucester Library – The city attorney reviewed the eligibility of the library project proposal. Since the CP funding would be for a handicap accessibility ramp connecting the new part of the library to the historic building, the project would qualify for CP funds as a historic preservation project.
 - F/V Phyllis A Marine Association – The project proponents have filed for national historic certification status, but have noted that certification is progressing slowly.
 - Magnolia Historical Society – The project proponent, Ms Ramos, responded to questions about the cost effectiveness of leasing, rather than buying, a scanner. She said that leasing would cost \$1542 more than buying and that buying the equipment would afford other groups in the community the opportunity to use the scanner.

3. Mr. Bell initiated a discussion to determine how close to consensus the members are regarding the proposals under consideration for funding. He used a table listing the proposed projects and a tally of suggested funding that was developed at the previous meeting. His method was to review the table and to suggest a dollar figure that aligned with the preponderance of the members' previous suggestions. The new table he prepared with the draft consensus figures served as a basis for each member to reassess her/his previous suggested amount, in light of the other members' points of view and new information from the applicants.

Mr. Bell did not express an opinion, suggest a funding level, or engage in any of the discussion related to the Cape Ann Museum's proposal.

The exercise, initiated by Mr. Bell, which included non-binding, informal straw votes on funding alternatives to gauge the sense of the CPC, sparked considerable discussion on each of the projects. It was determined that members were close enough to consensus and that the co-chairs would capture the gist of the conclusions in the form of motions that would serve as the agenda for the subsequent meeting.

4. Mr. Phillips described a potential problem he discovered related to the potential funding of the Bray Street project. He has found DOR guidelines indicating that if CP funds are used for an open space property acquisition, then the city must maintain an interest in the property. If the deed is to be possessed by another entity (e.g., ECGB), the City may hold the conservation restrictions on the property or vice versa. Mr. Phillips noted that the project proposal does not provide for the City to maintain an interest in the property. A response from the CP Alliance indicated that the

Bray Street project was not unusual and should not conflict with DOR guidelines. The co-chairs offered to take the matter up with the city attorney before the next meeting.

5. The next meeting is slated for Tuesday, August 23, 2011, in City Hall at 6:00 p.m.

6. Ms. Dahl-Ronan moved to adjourn the meeting at around 8:10 p.m., Ms. Gallager seconded, and CPC unanimously passed the motion.