

**COMMUNITY PRESERVATION COMMITTEE  
PUBLIC MEETING  
MINUTES**

**ROUND 3 – 2012 PROJECT APPLICATIONS**

WEDNESDAY, APRIL 4, 2012, 4:00 PM  
Sawyer Free Library, Friend Room  
2 Dale Avenue, Gloucester, MA

Present: CPC members: J.J. Bell, Sandra Ronan, Bill Dugan, Rob Gulla, Tom O'Keefe, Scott Smith

Absent: Karen Gallagher, Stacy Randall, Charles Crowley

Also present: Debbie Laurie, Senior Project Manager

**INTRODUCTION:**

J.J. Bell introduced the CPC members and put forth the format for this first presentation of Round 3, 2012 CPA Project Applications. The categories of applications to be presented this night were Community Housing and Open-Space. However, the Community Housing application was withdrawn. The format was to be approximately 5-8 minute presentations of the specific applications, followed by questions from the CPC members and then public comments in support or opposition.

The presentations were as follows:

1) Ms. Maggie Rosa, Vice Chair, of the Niles Pond Conservancy, LLC. presented an application for the Preservation of Niles Pond, Phase I, hydro raking with a request for \$40,000.

Ms. Rosa gave a brief description of the project stating that the Niles Pond Conservancy is seeking funds to restore Gloucester's only Great Pond. The amount requested is \$40,000 which represents 36% of the total project costs of \$110,000. The funds will be used to remove Phragmites and other nuisance vegetation from an 11.8 acre area of the 36 acre pond. Niles Pond is held in trust by the Commonwealth of Massachusetts for public use. The fresh water pond is separated from the Atlantic Ocean by a narrow causeway that has been maintained by the Conservancy. Their mission is to preserve the pond for future generations. The Conservancy hired a Geosyntec Consultant to perform an assessment of the pond and to provide a maintenance plan. The conclusion was that the dense growth of the phragmites will continue to contribute to the decline of Niles Pond. Recommendation to hydro rake 11.8 acres to restore open water and recreational use. Ms. Rosa explained the process in which hydro raking is done which lasts typically 2-3 years. Other communities have done hydro raking to restore ponds and lakes. Ms. Rosa listed the CPA criteria that would apply to this project.

In conclusion, the committee is committed to the long term preservation of the pond.

2) Mr. Denton Crews, President of The Friends of Good Harbor, Inc. (FOGH) presented the Good

Harbor Gateway project asking for \$250,000. Mr. Crews showed an aerial view of the property and spoke in reference to the breakdown of the cost to acquire the parcel for protection. Mr. Crews pointed out the CPA criteria which are threatened salt marsh and wetland resource, wildlife habitat with biodiversity, citywide trail linkage and goals of the Open Space and Recreation Plan, to list a few. He continued by reviewing the budget and funding sources. The purchase price for the parcel is \$750,000, which they hope to receive \$250,000 from CPA, \$250,000 from the Energy and Environmental Affairs Land Grant, \$125,000 current owner's contribution, \$75,000 from private foundation and \$25,000 from the FOGH.

He mentioned how this project is a collaboration with the FOGH, the City and the owners of the parcel. Spoke of the timeline for the project and concluded the presentation.

3) Mr. Stephen Winslow, Senior Project Manager of the Gloucester Community Development Department presented an application for the Open Space and Recreation Committee (OSRC) for the Dogtown/North Gloucester Woods – Appraisals and Surveys.

Mr. Winslow gave an overview of the work that has already been accomplished with the prior funding from CPA, which resulted in a preservation plan conducted by Land Stewardship, Inc. This plan identified several key parcels both city and privately owned that the City should acquire to create a core North Gloucester Woods Reservation. The funding would be used to hire certified appraisers to determine the fair market value of properties or easements prior to acquisition as required by law. Also, the OSRC could utilize the appraisals to seek federal, state and private grants for acquisition, using CPA funds as a potential match. He also stated how these lands and trails that already exist are already being utilized by the community for recreation purposes. But because of private land owners these trails are being cut off from use by the public.

The meeting adjourned at 5:45 PM.

Respectfully submitted by  
Deborah Laurie  
CPA Senior Project Manager