

COMMUNITY PRESERVATION COMMITTEE  
MINUTES FOR CPC MEETING  
November 19, 2013, 6:00 PM  
CITY HALL, 3RD FLOOR CONFERENCE ROOM

Present: J.J. Bell, Sandy Dahl Ronan, Co-Chairs; Bill Dugan, Charles Crowley, and John Feener

Absent: Stacy Randell, Karen Gallagher, Tom O'Keefe, Scott Smith,

Also present: Debbie Laurie, Doug Parsons

1. Mr. Dugan moved for approval of the minute from the October 15<sup>th</sup> meeting as presented. The motion was seconded by Ms. Dahl Ronan and approved unanimously. Mr. Bell and Mr. Feener abstained because they were not present at that meeting.
  
2. Mr. Parsons from the Phyllis A. Marine Association presented the committee with an update on work to the Phyllis A. Mr. Parsons explained that there might be a delay in work the CPC had funded in the 2012 (round 3) grant cycle. Mr. Parsons explained that the Gloucester Marine Railways was backed up and therefore his group had been unable to get the boat out of the water to begin work within the anticipated time frame. The committee discussed the project and recommended that Mr. Parsons present a formal request for an extension with an updated timeline at its next meeting.
  
3. Update of projects from the Round 1-3 grant cycles:
  - 2010 Gloucester High School project. No update. Ms Laurie explained that she had been trying to get in touch with the applicant who had since retired but had so far been unsuccessful. It was reported that the grant was partially completed. Mr. Feener volunteered to get in touch with the applicant and see if they could complete the project as an Arbor Day activity.
  
  - 2011 Sawyer Free Library project. Ms. Laurie reported that the project was progressing well but that there may be a problem with some benches being too tall.
  
  - Cape Ann Museum digitizing project. Ms. Laurie reported that the project was completed. Ms. Randell questioned the status of the public display component of the grant. Ms. Laurie said she would check on it and report back to the committee.
  
  - Magnolia Historic Society scanning and cataloging project. Ms Laurie reported that they were up to the letter "G". Ms. Laurie said she would continue to monitor the grant.

- The Gloucester Maritime Center. Ms. Laurie reported that work started on the project this past summer. Ms. Laurie will continue to monitor the grant.
- North Gloucester Woods project. Ms. Laurie had been in contact with the applicant Steve Winslow. Mr. Winslow indicated the project was going slow as none of the private landowners were interested. Ms. Laurie will continue to monitor the project.

4. Round 4 update:

- Ms. Laurie reported that the grants were progressing through the City Council's Budget and Finance Committee. So far all grants had received unanimous support and no problems were anticipated.
- Ms. Laurie reported that the grants were scheduled to go before the full City Council for approval at a public hearing on December 10, 2013 at 7pm.

5. Ms. Laurie reported on a meeting with members of the CPC and the Gloucester Affordable Housing Trust Fund. CPC members present at the meeting were Ms. Dahl Ronan, Mr. Bell, Mr. Dugan and Ms. Laurie. The committee members gave suggestions on working with the CPC. No actions came out of the meeting but it was agreed that it was a positive meeting and discussions would continue at another meeting.

6. The committee discussed ideas to pay down the debt incurred from the grant awarded to Newell Stadium. The committee was in general consensus to pay down the debt with funds on hand to reduce the amount borrowed. It was agreed to table discussions until the committee's next meeting when Kenny Costa (city Auditor) and Jeff Towne (City CFO) would be in attendance.

7. Ms. Laurie reported on discussions with The North Shore Arts Association regarding a "façade" easement that the committee had required under terms of a previously awarded grant. The recipient (NSAA) feels the terms of the "façade easement in perpetuity" is more restrictive than they can accept. The recipient is prepared to return the funds. The committee discussed various options that might be possible for this grant, and other small grants, that would be less restrictive and therefore more appropriate. Mr. Bell reported on a meeting he and Ms. Dahl Ronan had had with Suzanne Egan (City Attorney) over this issue. Mr. Bell circulated a draft "façade easement" with less restrictions. No action was taken but as the committee was not sure if even these lesser restrictions would be expectable to the grant recipient. The general terms of the proposed restrictions would reduce the time frame of the easement from "perpetuity" to "10 years" with a requirement of repayment in full if the building were sold. After much discussion it was agreed that Ms. Laurie would discuss the proposed easement changes with the NSAA to gauge their interest. If interested, Ms. Laurie and Ms. Egan would work with the NSAA to draft a new agreement for the committee to take up at a future meeting.

8. New Business:

Ms. Randell discussed Mr. O’Keefe’s recent absences. The committee noted his commitment and felt his absence was the result of recent illness. Ms. Randell proposed that the “Historic Preservation Committee” might consider appointing a temporary, non-voting representative when historic preservation issues arise. The committee agreed to consider the idea.

9. Mr. Feener, after further reflection, asked that the committee reopen discussion on the North Shore Arts Associations “façade easement”. Mr. Feener felt the committee should vote to authorize Ms. Laurie to approach the NSAA with the proposed change to the much discussed “façade easement”. Mr. Feener made a motion, seconded by Mr. Dugan, and approved unanimously by the committee to:

“Authorize Ms. Laurie to work with the North shore Arts Association on a revised “façade easement” with the following terms.

- Reduce terms of the easement from “perpetuity” to 10 years.
- The grant will be repaid in full if the building is sold.

10. The meeting was adjourned at 8:45pm.

Minutes prepared by Charles Crowley