

Community Preservation Committee

Minutes

June 20, 2017

Members Present: Catherine Schlichte, Co-Chair, Barbara Silberman, Co-Chair, David Rhineland, John Feener, and Hank McCarl

Absent: Heidi Wakeman, Ellen Preston and Karen Carter

The meeting was called to order by Catherine S. at 6:12 pm.

Item #1 2017 CPA round 7 Presentations

1. Essex County Greenbelt Association – Seine Field Handicap Access Trail Project. Presenting the project was David Rimmer. Mr. Rimmer gave an overview of Greenbelt regarding who and what their organization does. The project is located on Farrington Avenue which was acquired by Greenbelt in the 90s and donated by the Lynch Family. It's a nice place to walk with a little less than half a mile of trails. They received a grant from the Massachusetts Department of Conservation and Recreation for a Recreational Trails Grant. The grant was awarded for "an all accessible trail" and requires a match. The match request for CPA is \$5,000 to match a \$20,000 State grant. The total project is \$25,000 which is detailed in the budget page of the application. The project would entail digging out a five foot path and fill it in with very fine stone dust, which will assist people with mobility issues who wish to utilize the trail. They will also include some benches and some interpretive panels along the trail. Questions and answers were addressed. John F. requested that the interpretive panels be called "educational" panels and asked for a maintenance plan.

2. Manship Artists Residence and Studios (MARS) – Sculptor Paul Manship's Legacy on Cape Ann project. Presenting this project was Rebecca Reynolds and Pamela Hartford. Rebecca R. gave a brief description of the property and its history; a poster board of the site was shown. They formed a non-profit organization to purchase and protect this land from development and/or destruction. The total project cost is \$25,000 and they are requesting \$15,000 from CPA to conduct a survey to document the property before any work begins; both the landscape and buildings. Pamela H. stated that the cultural landscape report will include a thorough site condition: including the buildings, and history, and an analysis of evaluation of what is there now on the site and compare it to what was there historically. The site itself is a sculpture; it contains giant gazebos, fruit trees, iron works, and a huge terrace off the barn, etc. They will analyze the space to create parking for events and artist space, for public use. There are rare landscape plants and materials on the site that need to be protected. The second part of the landscape plan will include a treatment plan which will be used to determine how they move forward with developing the site and accommodate the multiple uses. They also will use this information to apply to the State's National Registry of Historic places. Barbara S. asked for clarification that this report would be to outline the area for certain types of development and uses. Pamela H. states that it would be in the treatment recommendation plan. John F. also requested that they delineate what percentage of land will be open space.

Catherine S. stated that in utilizing CPA funds there needs to be a plan incorporating public access. MARS will be analyzing how public access can be incorporated and how it can be managed because there are liability issues with the quarries. The other public component is that they want to have an education piece and conservation of the landscape.

John F. questioned the ownership issue. Rebecca R. stated that they have secured a Grant from Mass Cultural Commission in the amount of \$207K to assist in the purchase of the property. They are still fund raising and the closing is scheduled for July 19th. John F. also advises to include in their final plan the buffer zones setbacks.

Hank questioned the organization's structure: the permanency of the organization and who are the members, what is their commitment and who is their leadership, and is there an endowment and how will the organization accomplish this endeavor. Rebecca R. will send some information.

3. Stage Fort Park (SFP) Advisory Committee for Stage Fort Park Restoration Plan. David Dow of the committee discussed their project. David D. explained that the original application included restoring the existing cannons' cement carriages to authentic wooden carriages and have a landscape plan done for the Fort area. However, after going before the Gloucester Historical Commission (GHC) for eligibility criteria, they requested also that an archaeological survey study be done first, prior to any digging or landscaping of the site. The Advisory Committee agreed and submitted a revised proposal to include the cannon work and an archaeological study. They reached out to Public Archaeology Laboratory (PAL) and received a proposal for \$5,000, but the GHC thought that it was not enough to do a complete study. A few members from the GHC, CPC Co Chairs, David Dow and Deb Laurie met a few times to discuss the issues surrounding this application and the request of the GHC. The application is somewhat on hold until they figure out how much of the park should be studied and to what extent. The CPC is working with David D. to establish a new RFP that will incorporate some of Mr. Remsen's suggestions who is a member of the GHC.

Catherine S. suggested that we limit the study to the Cannon area since it's not fair to ask the SFP Advisory Committee to take on the whole park. The initial project that had been proposed didn't include a lot of digging anyway. Catherine S. suggested starting with PAL's initial proposal to see if there is anything significant to worry about. The landscape piece is being requested in a second round and may have to do more work for that. David D. states that PAL's original \$5,000 proposal isn't going to tell us anything new. Barbara S. stated we have all the information that was discussed at the meetings and plan to come up with a proposal that will fit the current application which includes just the Fort area that will satisfy the GHC.

4. Cape Ann Museum for Map Conservation. Stephanie Buck who is the librarian and archivist for the Museum introduced their project. The project consists of conserving a map that was made in 1851 by Henry Francis Walling. She gave a brief history of Mr. Walling who produced over 400 maps, 20 of the State of RI, 280 County maps and over 100 city maps; 50 of them are located at the Library of Congress. The conservation of the map is important because it's snap shot of Cape Ann prior to the Civil War and actually lists the names of Gloucester residents and their occupations. The plan is to have the 3' X 4' map restored, framed and hung in the Museum. They will also be digitizing the map so it can be utilized by people on their website and can be reproduced.

5. Sargent House Museum for a Failing Roof project. Jo-ann Michalak, who is on the Sargent House Building and Grounds Committee, passed out a few pictures showing the failing and

falling roof shingles. She gave a brief history of the property. In 2001 the MHC awarded them a preservation grant for a new roof; they followed the specifications at that time which consisted of treated shingles and hot dipped galvanized nails. The specs have changed over the years and now they suggest using stainless steel nails. The galvanized nails have failed; the heads of many of the nails do not exist and the only thing holding down the shingle is part of the nail shaft. Approximately 100 of the shingles have blown off the roof. Referring to the handout, she described the three major areas of the roof that are most damaged along with the falling shingles laying around the perimeter of the house and a picture of a shingle with just the nail exposed without a head on it. Their request is for \$125K to remove, replace and repair the failing roof and gutters and the Museum will contribute \$56,500 of that cost. Discussion continued regarding the process of restoring along with the one or two year budgets proposed.

6. Magnolia Library and Community Center for ADA compliant restrooms and ramp. Doug Shatford and Bobby Lemay were representing the project. Doug S. began by expressing the Center's gratitude for the CPA funds that they received for the sprinkler system and fire alarms. The center is used for many purposes which include a make-shift shelter, which assisted the tenants from the House of Pizza that burnt down on the corner, blood drives for the Red Cross, Boys & Girls Club meetings, and longevity class for seniors, educational programs like bookmaking camp, classes, art shows and community events. They used their own money to produce architect renderings of the project. Catherine S. asked if they had any bids yet. Yes, they have one bid from David Mueller and are seeking others. Deb L. stated that there should be estimates that have written specifications to accompany plans. No, they do not, but will ask. Deb states to get better estimates you should have written specs that describe materials, cost estimates and standards to be met. The project entails the rehabilitation of the restrooms to make them ADA accessible and to relocate the ADA ramp to the front of the building.

Doug S. reminded the Committee that the center is also the Ward 5 voting place. It's not ADA accessible and there have been times where they can't accommodate handicap restroom needs. They have a ramp on the Lexington Street side; however, it's not up to ADA compliance and code. Catherine S. suggested that they have a project manager and they agreed. Barbara S. asked about how many people use the building; Bobby replied there were over 1000 alone for the Art Show.

7. Ocean Alliance, Inc. for repairs of the seawall surrounding the buildings and property. Mark Hayes was representing Ocean Alliance. He had a poster board with various pictures to display. The Committee will need to see the estimates. He drew attention to the pictures which show the rocks that have actually fallen out along the property wall. They are looking for funds to repair the seawall. We have received a proposal that came to \$61,600, which will be done in three phases: 1st phase includes replacing major stones, replace the concrete and the pad which need to be redone because it holds the whole thing together. Catherine S. asked if this is the wall that is under the main building that hasn't been restored yet. No, it goes all the way around.

John F. stated that they should get their Conservation Commission Permit and don't raise the wall beyond existing conditions. Mark H. made a note of this.

8. The Lanesville Community Center for The Virginia Lee Burton Little House. Chris Wagner, President of the Center presented their project. Chris W. asked the Committee if we have ever read the *Mike Mulligan his Steam Shovel, Katy and the Big Snow or The Little House* which was written by Virginia Lee Burton who was a part time resident of Folly Cove. She had a writer's cottage built on her property and when it was sold the new owners promised her nephew, Sandy Burton, that he could take the cottage, known as the "Little House". So it was taken down,

wrapped and stored on his property for the last five years. The Center has an opportunity to erect the 11' X 22' Little House on the Center's property and celebrate a great Lanesville resident and use it for reading and writing center, storytelling for kids, adults, seniors and Plum Cove School. The cost is estimated at \$75K; they are asking for \$50K. About \$20K is the labor and the rest in materials, consulting/architect, programming and marketing. Catherine S. asked who was overseeing the project; that would be Chris W. How do you raise funds? Chris W. stated they get 1/3 for rentals, 1/3 from donations and 1/3 from events. John F. asked to clarify the programming and marketing; Chris said this is for seed money; this is not part of the CPC request. Committee not sure exactly how the programming and marketing is being done. Chris W. will get back to the Committee regarding this.

9. Gloucester Cemeteries Advisory Committee for historic cemetery stone repairs. Sandy Barry represented the Committee's project along with Carol Kelly, Beth Ann McCann and Patti Amaral, all members of the Committee. The project includes two historic burial sites; First Parish Burial grounds and the Clark Cemetery. She stated that they had received a grant for \$6,300 to repair some of the stones in the cemetery and also the National Park Service has just visited the sites and taught the members how to clean and preserve the stones. There has been a lot of interest in the Cemeteries. The Cemeteries dates back to 1644 so there has been 373 years of much wear and tear. She gave a brief history of the cemeteries and the names of some of the important veterans and Gloucester citizens who built this City who are buried there. Sandy B. is also a member of the GHC who hired a landscape architect, Martha Lyons, to conduct a survey and generate a plan in 2008. The Cemetery Committee is using this plan to work their way through the tasks listed in the plan. Catherine S. asked if they have estimates; they stated that they do and will get them to committee. The cost on average to restore the stones is \$500. Some may be less and some may be more. Sandy B. asked if she doesn't do all the stones specified will they lose the funding? The Committee stated essentially yes, but they don't have to identify each one; give a whole number of how many could be done

10. Cape Ann Women's Softball League for Matto's Field Rehab project; new backstops and fencing. Patti Amaral gave the presentation. She had pictures on her laptop that gave the history of improvements of the Field, starting with a picture of the new flag that flies over Joseph Matte's plaque area. CPA, banner sales, fundraising and other grants and donations assisted in completing new mural, seating, field work, new lighting, and new score board. They are now asking \$34K for new fencing and a new backstop. The existing fence between the school and the field has been there since Patti's son went to Veterans' School and is in terrible condition. The backstop has giant holes and is in need of replacement. The backstop will also include protective fencing which will protect the players on the benches and people watching the game. She thanked the Committee and all the people involved in improving this much utilized field.

Item #2 Manship Artists Residence and Studios (MARS) off-cycle application

Catherine S. states that MARS is interested in applying for some off-cycle funding to assist in the purchase of the MARS property in Lanesville. It is on the agenda tonight to accept the request and let them submit a full application for the next meeting. The criteria for an off-cycle acceptance is based on emergency circumstances or marketing opportunities that have presented themselves and can't wait for the next funding round. Catherine S. asked if there were any questions regarding this request. John F. asked if the property would be kept in perpetuity; Catherine S. stated yes, there would be a Conservation Restriction required. Also, any funding that would be awarded would of course be contingent upon MARS owning the land. Catherine S. stated that the Committee would need to see a copy of the P&S. She understands that it is confidential at this time, but they need to review. Barbara S. also asked Rebecca R. if they have

asked for an extension. Rebecca R. replied that they haven't yet, but plan to. They have received a grant from MHC and their paperwork will not be completed in time for the July 19th closing date, so they plan on requesting an extension to end of August. They discussed the potential funding request amount and how far they are from their goal. This information is confidential, but they are about a third or less short of their goal. Discussion of timeline of application submittal and City Council process ensued.

John F. made a motion to accept an off-cycle application from MARS to assist in the preservation of the property. David R. seconded, with the Committee voting unanimously. All in favor, yes.

Item #3 Approval of Minutes for Public Hearing for May 16th and meeting for May 23, 2017.

MOTION by Hank M., seconded by John F. to accept the minutes from May 16, 2017 public hearing and May 23, 2017, minutes. All in favor, yes, with David R. abstaining.

Item #4 Discussion of recording fee for CAARA

Catherine S. expressed to Hank M. and the Committee that after conferring with the legal department they felt that administrative expenses incurred were not eligible as part of the project expense. Hank M. stated that he would challenge that decision and feels very strongly that it should be part of the project expense. They Committee continued discussion on the matter, but reached no consensus on the matter.

Meeting adjourned at 8:15 pm.

Next Meeting: July 18, 2017

Respectfully submitted,
Deborah Laurie

List of Documents reviewed:

Application chart
MARS Eligibility Form
Draft Minutes; May 16th and May 23rd, 2017
Handouts from applicants: Pictures from Sargent Museum and Ocean Alliance, Inc.