



**JON MITCHELL**  
**MAYOR**

**CITY OF NEW BEDFORD**  
**Community Preservation Committee**  
133 William Street, New Bedford, Massachusetts 02740  
Telephone: (508) 979.1488

**MINUTES**

**February 26, 2019**

City Hall, Room 314

133 William Street, New Bedford, MA

**COMMITTEE MEMBERS**

**PRESENT:**

Janine da Silva, Chair

R. Nunes, Vice Chair

Christopher Amaral (arrived 6:10)

Arthur Glassman

Sylvia Gomes

Tim Walsh

Paula Robinson-Deare

**COMMITTEE MEMBERS**

**ABSENT:**

Paul Pacheco

**STAFF:**

Jessica Bailey, *CPC Coordinator*

Anne Louro, *Preservation Planner*

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**Call to Order**

Chair J. da Silva called the meeting to order at 6:08 p.m.

**Call the Roll:** A formal roll call was conducted confirming members present and absent as stated above.

**Approval of Minutes**

A motion was made by T. Walsh and seconded by R. Nunes to approve the February 6, 2019 meeting minutes as amended. Motion passed unopposed.

A motion was made by R. Nunes and seconded by A. Glassman to approve the February 12, 2019 meeting minutes. Motion passed unopposed.

**Work Session**

J. da Silva stated that prior to the public hearing the committee would have a work session. A. Louro then provided an update to the committee regarding two changes since the February 12, 2019 meeting. The first change was the withdrawal of the Sassaquin Pond Filtration application by the City's Department of Public Infrastructure. The reason for the withdrawal was the funding of a system with free cash which was approved by the City Council. The committee had discussed the possibility of funding a second system in the event the free cash funding was approved. DPI withdrew the application due to a lack of capacity in their construction schedule, so CPA funding would not be utilized in the coming year.

With the withdrawal of the Sassaquin Pond Filtration system application, this change released CPA funding to be allocated to another applicant which did not receive funding during the initial discussions due to lack of funding. Upon reconsideration, the committee looked at allocating the funds to the Butler Flats Lighthouse. Funding

would be split - \$180,000 from fund balance and \$70,000 from the FY20 estimate revenues. Many Community Preservation Committees allocate funds from the next fiscal year. However, this CPC has not done so during the first two years.

**MOTION to open the public hearing.**

Moved by R. Nunes and seconded by A. Glassman

**Motion carried.**

**Public Hearing**

*Consideration of the FY19 Applications and Vote Relative to Project and Funding Appropriations.*

J. da Silva explained the voting process for the 24 applicants.

**1) 29 Seventh Street Rehabilitation**

This applicant requests funding to subsidize the cost differential of exterior materials which meet the U.S. Secretary of the Interior's Standards for Rehabilitation in order to execute a full historic restoration of this property. Property is part of the Attorney General's Receivership Program.

**Seeking \$44,450.12 for exterior rehabilitation cost differential.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$40,000 from the Historic Resources Reserve Fund for the 29 Seventh Street Rehabilitation project for a grant to the 29 Seventh Street LLC in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by A. Glassman

**Approved by 7-0 vote.**

**2) New Bedford Art Museum Gallery Expansion**

This applicant requests funding to hire an architect to create renovation plans and construction estimates for the renovation of The Anthony S. Catojo Jr. Building's second floor into gallery space to create a permanent exhibition space for the City of New Bedford art collection currently stored at the New Bedford Free Public Library.

**Seeking \$40,000 for creation of architectural drawings, renovation plans, and construction estimates.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$40,000 from the Historic Resources Reserve Fund for the New Bedford Art Museum Gallery Expansion project for a grant to the City of New Bedford Department of Facilities and Fleet Maintenance and the New Bedford Art Museum/Artworks! in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by S. Gomes

**Approved by a 7-0 vote.**

**3) New Bedford Fire Museum Rehabilitation**

This applicant requests funding to upgrade the museum's electrical system to meet current code in addition to addressing power and lighting deficiencies.

**Seeking \$29,575 for electrical system upgrade.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$29,575 from the Historic Resources Reserve Fund for the New Bedford Fire Museum Rehabilitation project for a grant to the City of New Bedford Department of Facilities and Fleet Maintenance and New Bedford Fire Museum, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by S. Gomes.

**Approved by a 7-0 vote.**

4) *Gilbert Russell House Rehabilitation Assessment*

This applicant requests funding to restore and protect this historic property. Rehabilitation will encompass complete, four-color painting of the entire building, clapboards, and trim as well as replacement of clapboards, balustrades and porch railings as needed. Rehabilitation will follow U.S. Secretary of the Interior's Standards for Rehabilitation.

**Seeking \$195,000 for painting and rehabilitation of exterior.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$3,225 from the Historic Resources Reserve Fund and \$6,775 from the Budgeted Reserve Fund for the Gilbert Russell House Rehabilitation Assessment project, specific to an Exterior Building Envelope Assessment, for a grant to New Bedford Women's Center, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 7-0 vote.**

5) *First Baptist Community Theatre Rehabilitation*

This applicant requests funding to create handicap accessible, ADA compliant restrooms for the First Baptist Church Rehabilitation project.

**Seeking \$150,000 for construction costs related to handicap accessibility of restrooms.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$65,000 from the Budgeted Reserve Fund for the First Baptist Community Theatre Rehabilitation project for a grant to Your Theatre, Inc. and WHALE, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by S. Gomes.

**Approved by a 7-0 vote.**

6) *Fort Taber Terreplein Study*

This applicant requests funding to create detailed design-bid-build construction bid drawings of the earthen roof to delineate the specific scope of work and cost estimate for repair. These documents will allow the applicant to solicit funding and go out to bid for a professional company to address the structural concerns with the stone fort.

**Seeking \$125,000 for creation of construction bid documents, scope of work, and repair cost estimates for Fort Taber terreplein roof.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$125,000 from the Budgeted Reserve Fund for the Fort Taber Terreplein Study project for a grant to City of New Bedford Department of Parks, Recreation and Beaches in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by C. Amaral

**Approved by a 7-0 vote.**

7) *James Arnold Mansion Landscape Survey*

This applicant requests funding to conduct a site/topographic survey and a GPR (ground penetrating radar) survey of the Mansion grounds to provide valuable information about the historic use of the grounds. These surveys will inform next steps in the rehabilitation of the property.

**Seeking \$18,300 for surveys of property.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$18,300 from the Budgeted Reserve Fund for the James Arnold Mansion Landscape Survey project for a grant**

to the James Arnold Mansion, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement.

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 7-0 vote.**

8) Mariner's Home Rehabilitation

This applicant requests funding for the restoration of the Mariner's Home four chimneys. The main goal of the project is to improve the structural ability of the home and to provide added safety by rebuilding the chimney and restoring and reusing the brick.

**Seeking \$77,100 for chimney construction and soft costs.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$65,000 from the Budgeted Reserve Fund for the Mariner's Home Rehabilitation project for a grant to the New Bedford Port Society in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by C. Amaral.

**Approved by a 7-0 vote.**

9) Rural Cemetery Gravestone Conservation

This applicant requests funding for Phase 1 of the conservation plan of historic gravestones deemed most at risk as identified in a 2017 Condition Assessment Report.

**Seeking \$100,000 for Phase 1 of gravestone conservation plan.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$50,000 from the Budgeted Reserve Fund for the Rural Cemetery Gravestone Conservation project for a grant to City of New Bedford Department of Public Infrastructure and the New Bedford Preservation Society in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 6-0 vote with 1 abstention.**

10) Strand Theatre Restoration as Cape Verdean Cultural Center

This applicant requests funding for rehabilitation of the Strand Theatre by The Cape Verdean Association of New Bedford. The theater will serve as the Cape Verdean Cultural Center. This project will entail a comprehensive interior and exterior rehabilitation.

**Seeking \$300,000 for interior and exterior construction costs.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$150,000 for exterior construction from the Budgeted Reserve Fund for the Strand Theatre Restoration as Cape Verdean Cultural Center Restoration project for a grant to the Cape Verdean Association of New Bedford and WHALE Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by S. Gomes.

**Approved by a 7-0 vote.**

11) New Bedford Whaling Museum Bourne and Wood Building Rehabilitation

This applicant requests funding for the restoration and rehabilitation of the exteriors of the historic Bourne Building and Wood Building Annex. The proposed scope of work consists of work on window and door casings, cornices

with knee brackets, balustrades, and cupola. All work will be conducted in alignment with the U.S. Secretary of the Interior's Standards for Rehabilitation.

**Seeking \$140,000 for exterior restoration and rehabilitation of the Bourne Building and Wood Building Annex.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$70,000 from the Budgeted Reserve Fund for the New Bedford Whaling Museum Bourne and Wood Building Rehabilitation project for a grant to the Old Dartmouth Historical Society in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 7-0 vote.**

12) *Zeiterion Theatre Marquee Project*

This applicant requests funding for the creation of a historically appropriate marquee to the front of its building. The proposed scope of this project includes the design and construction of a marquee.

**Seeking \$100,000 for construction of the marquee.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$50,000 from the Budgeted Reserve Fund for the Zeiterion Theatre Marquee project for a grant to the City of New Bedford Department of Facilities and Fleet Maintenance and the Zeiterion Theatre, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 7-0 vote.**

13) *Butler Flats Lighthouse Preservation*

This applicant requests funding for the stabilization and repair of lighthouse base as Phase 1 of the larger, comprehensive project of preserving the lighthouse and restoring it to operation as a navigational aid.

**Seeking \$342,248 for Phase 1 restoration of the caisson and deck.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$180,000 from the Fund Balance and \$70,000 from FY20 Estimated Revenues for the Butler Flats Lighthouse Preservation project for a grant to the Mass Light, LTD. in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by P. Robinson-Deare.

**Approved by a 7-0 vote.**

14) *Sgt. Sean Gannon Memorial Playground*

This applicant requests funding for the creation of a handicap accessible playground at Elwyn Campbell Elementary School.

**Seeking \$100,000 for the creation of the playground.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$75,000 from the Open Space/Recreation Fund for the Sgt. Sean Gannon Memorial Playground project for a grant to the City of New Bedford School Department and the Sgt. Sean Gannon Memorial Playground Committee in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 7-0 vote.**

15) *South Coast Greenway Feasibility Study-New Bedford Portions*

This applicant requests funding for a feasibility study to evaluate route options, identify conflicts, estimate costs, and propose funding sources for a bike/walking route linking New Bedford to Fall River.

**Seeking \$10,000 as a portion of the feasibility study to include Westport and Dartmouth.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$10,000 from the Open Space/Recreation Fund for the South Coast Greenway Feasibility Study project for a grant to the City of New Bedford Department of Public Infrastructure and South Coast Bikeway Alliance in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by C. Amaral.

**Approved by a 7-0 vote.**

16) Hazelwood Park Renovation Master Plan Completion

This applicant requests funding for the completion of the Hazelwood Park Renovation Master Plan. This portion includes the renovation of the tennis courts, construction of the picnic areas, renovation of the bowling green, and additional items from the Master Plan.

**Seeking \$378,565 for completion of Master Plan.**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$27,800 from the Open Space/Recreation Fund and \$122,200 from the Budgeted Reserve Fund for the restoration and renovation of the bowling green for a grant to the City of New Bedford Department of Parks, Recreation and Beaches in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 7-0 vote.**

17) Capital Theater Restoration for Affordable Housing

This applicant requests funding for acquisition of Capitol Theater at 1418 and 1440 Acushnet Avenue. This property will be rehabilitated to create affordable housing units as well as office and retail space. This project will follow the U.S. Secretary of the Interior's Standards for Rehabilitation.

**Seeking \$400,000 for acquisition of the property**

**The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$350,000 from the Community Housing Fund for a grant to the Community Economic Development Center of Southeastern Massachusetts, Inc. and WHALE, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement.**

Moved by R. Nunes and seconded by S. Gomes.

**Approved by a 7-0 vote.**

18) 117 Union Street

This applicant requests funding for the development of a mixed use, workforce housing development.

**Seeking \$250,000 for construction costs.**

**The Community Preservation Committee does not recommend for funding the 117 Union Street project, however encourages the applicant to resubmit at a future funding round.**

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 6-0 vote with one abstention.**

19) Moby Dick Building

This applicant requests funding for the restoration and rehabilitation of the property following the U.S. Secretary of the Interior standards. Property will feature retail space on the ground floor and housing on the second and third floors.

**Seeking \$250,000 for construction costs.**

**The Community Preservation Committee does not recommend for funding the Moby Dick Building project, however encourages the applicant to resubmit at a future funding round.**

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 6-0 vote with one abstention.**

20) Buttonwood Brook Trail & Bridges Project -Pondwalk Bridge

This applicant requests funding for construction and soft costs for the replacement of a bridge and the creation of a handicapped-accessible trail along the northern edge of Buttonwood Park.

**Seeking \$90,900 for construction and soft costs.**

**The Community Preservation Committee does not recommend for funding the Buttonwood Brook Trail and Bridges project, however encourages the applicant to resubmit at a future funding round.**

Moved by R. Nunes and seconded by S. Gomes.

**Approved by a 7-0 vote.**

21) Island Park

This applicant requests funding to create a park adjacent to the Strand Theatre/Cape Verdean Cultural Center.

**Seeking \$150,000 for construction of Island Park.**

**The Community Preservation Committee does not recommend for funding the Island Park project, however encourages the applicant to resubmit at a future funding round.**

Moved by R. Nunes and seconded by S. Gomes.

**Approved by a 7-0 vote.**

22) James Arnold Mansion Restoration

This applicant requests funding for the exterior restoration of the James Arnold Mansion.

**Seeking \$60,000 for exterior restoration.**

**The Community Preservation Committee does not recommend for funding the James Arnold Mansion Restoration project, however encourages the applicant to resubmit at a future funding round.**

Moved by R. Nunes and seconded by S. Gomes.

**Approved by a 7-0 vote.**

23) Brooklawn Park Rehabilitation

This applicant requests funding for the creation of a Master Plan, circulation plan and restoration of the tennis courts.

**Seeking \$113,713 for creation of Master Plan, circulation plan, and restoration of tennis courts.**

**The Community Preservation Committee does not recommend for funding the Brooklawn Park Rehabilitation project but encourages the applicant to resubmit at a future funding round.**

Moved by R. Nunes and seconded by A. Glassman.

**Approved by a 7-0 vote.**

24) Buttonwood Parking Lot Rehabilitation

This applicant requests funding for the Buttonwood Park Community Center parking lot. This project would allow the lot to be re-graded and add drainage to eliminate surface runoff and erosion into Buttonwood Pond.

**Seeking \$180,000 for parking lot improvements, landscaping and amenities.**

**The Community Preservation Committee does not recommend for funding the Buttonwood Parking Lot Rehabilitation project but encourages the applicant to resubmit at a future funding round.**

Moved by R. Nunes and seconded by S. Gomes.

**Approved by a 7-0 vote.**

J. da Silva invited any public comments in support or opposition to any projects. There were no public comments.

**MOTION to close the public hearing.**

Moved by S. Gomes and seconded by A. Glassman

**Motion carried.**

J. Bailey addressed the audience and stated that every applicant would receive a notification letter and explained that the recommendations would be sent to the City Council. She explained the City Council process and the authority of the Council to approve the funding, reduce the funding amount, or disapprove of the funding. A. Louro provided an estimated timeline for the approval process and clarification as to expenditure of funds by an applicant.

### **Old Business**

*Community Preservation Act Coordinator position*

J. da Silva stated J. Bailey has been hired as the CPC Coordinator as of February 26, 2019.

*Election of Clerk Position*

Due to resignation of J. Bailey from the committee, the position of Clerk is vacant. A. Louro explained the main function of the Clerk is to sign the grant agreements. T. Walsh moved to nominate S. Gomes; seconded by P. Robinson-Deare. Motioned carried.

*March Meeting date change*

A. Louro explained the need to move the meeting to March 18, 2019 from March 26, 2019 in order for the CPC to approve the FY20 budget prior to submitting to the City Council for their March 28, 2019 meeting. The FY20 budget and FY19 Project Recommendations must be submitted simultaneously.

*FY20 Timeline*

J. Bailey discussed the potential for changing the timeline to begin the process earlier. A. Louro added Somerville CPA follows a timeline with a recommendation vote in early December; however, they receive about 10 applications per year. Committee members were asked to provide any feedback to J. Bailey about this year's timeline.

**Next Meeting Date:** March 18, 2019

### **Adjourn**

There being no further business, a motion to adjourn was moved by R. Nunes and seconded by A. Glassman. The motion carried. The meeting was adjourned at 6:59 p.m.

### **Documents and Exhibits**

- Agenda
- FY 19 Project Funding Recommendations Motion Sheet
- FY19 Project Spreadsheet



Respectfully submitted,

A handwritten signature in blue ink that reads "Jessica Bailey". The signature is written in a cursive style with a large initial 'J' and a long, sweeping underline.

Jessica Bailey  
CPC Coordinator