



Appointments and Briefings

February 13, 2017 – 7:03 PM – **Minutes**
Chambers of the City Council, Room 214

MEETING: COMMITTEE ON APPOINTMENTS & BRIEFINGS
DATE: FEBRUARY 13, 2017
TIME: 7:03 P.M.
PLACE: CITY COUNCIL CHAMBER, ROOM 214, MUNICIPAL BUILDING

PRESENT: COUNCILLORS JOSEPH LOPES, VICE-CHAIRMAN; IAN ABREU; NAOMI CARNEY; DEBORA COELHO; STEVEN MARTINS; LINDA MORAD; JAMES OLIVEIRA; DANA REBEIRO; KERRY WINTERSON

ABSENT: COUNCILLOR BRIAN GOMES, CHAIRMAN

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Councillor Lopes called the Appointments & Briefings Committee Meeting to order and took attendance. He read a Communication from Councillor Gomes explaining his absence. This Communication was received and placed on file by Councillor Coelho and seconded by Councillor Abreu.

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No one signed up for Citizen's Input Time.

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Notice, City Clerk of reference of a PUBLIC HEARING on a COMMUNICATION/DEMOLITION, New Bedford Historical Commission, to City Council, re: 1494 East Rodney French Boulevard, (Map 12, Lot 77), circa 1890 wood framed structure; the structure retains historical significance due to its association with New Bedford's 20th century boat building industry and the widely recognized innovative boat design and manufacturing techniques attributed to Palmer Scott; the structure has been vacant for nearly a decade, has experienced a high level of deferred maintenance, and the level of rehabilitation required to meet current building code standards far exceeds the value of the property; and therefore, in light of these findings, the New Bedford Historical Commission has determined that the structure at 1494 East Rodney French Boulevard is Historically Significant, but is not a Preferably Preserved Structure (Ref'd 12/8/16) was received and placed on file and the hearing was opened on motion by Councillor Martins and seconded by Councillor Winterson. (1)

Anne Louro, Preservation Planner was present and addressed the Committee and answered questions from the Committee. She told the Committee that the property was of historical significance but that it has lain dormant for such a long time that it is in poor shape. The cost to rehabilitate the building has exceeded the FEMA guidelines and to restore the building would now be subject to a multitude of code requirements that are cost prohibitive to the owner of the property. Very little of the historic fabric of the building remains, and it would be difficult to retain the oldest section because it does not sit on a foundation. There are options that the Committee has to delay the demolition. The Committee can choose to place a 6 to 12 month delay on the demolition. Materials are salvageable from the oldest section, but this would fall to the owner of the building to salvage and/or sell the items, for example the wooden beams. If the building is demolished the neighbors would like to have some form of a plaque placed on the site detailing the building that was there and its historical significance.

Attorney Samantha Hopkins, 969 West Main Road, Middletown, RI, was present representing the owner/applicant Mr. Gregory Kulpinski. She informed the Committee that the owner wanted to save the building for a function hall but as they looked to do this, the repairs and FEMA requirements made the project cost prohibitive.

They are not sure what the current building is zoned and asked the Building Commissioner to find this out and report back to the Committee with the information.

Attorney Hopkins said the owner was open to placing a plaque on the property. The Committee asked Attorney Hopkins what the owner's intent was to do with the property after it was demolished and she informed the Committee she was not aware of his intent; but they were looking to have the building demolished prior to the summer season, citing it is a nuisance and safety risk. Her client has owned the building for two (2) years.

The Chair asked if there was anyone who wished to speak in favor of the demolition:

Mrs. Nancy Fontaine, 10 Norman Street, spoke in favor of the demolition. She stressed there is no point in keeping the building and the demolition would be an improvement to the area.

The Chair asked if there was anyone else present who would like to speak in favor of the demolition, there were none. The Chair asked if there was anyone present who would like to be recorded in favor of the demolition, there were none.

The Chair asked if there was anyone present who would like to speak in opposition of the demolition:

Mrs. Leonora Carreiro of 1527 East Rodney French Blvd. explained she lives directly across the street from the building. She gave a brief history of the original building, where the Beetle Boat was invented. It saddens her that the building is falling apart. If it is demolished she would like a plaque to be placed on the property and asked that the owner of the property preserve the flag pole that is on the property.

Mr. Thomas Carreiro of 159 Bellevue Street told the Committee he grew up across the street from the building. The building was sound until it was closed. He was concerned that since the property was purchased that it was allowed to deteriorate beyond repair. He does believe the building is structurally sound. He asked that the Committee consider a 6 month delay to see if there is another option for the building.

The Committee discussed that where there is no plan for the property, they would not want the land compromised by losing its view. There are many historical artifacts that make up that building, the previous owner would purchase historical property pieces and add it to the building and for instance, a portion of the roof came from the original YMCA in the city. The Committee was told the artifacts that were moved to the building would have lost their historical significance when placed on the building and that they were removed from the structures that would have made them historically significant.

The Chair asked if there was anyone else who would like to speak in opposition of the demolition, there were none. The Chair asked if there was anyone who would like to be recorded in opposition of the demolition, there were none.

On motion by Councillor Coelho and seconded by Councillor Winterson, the Committee VOTED: To close the public hearing. This motion FAILED on a Roll Call Vote of Yeas 3, Nays 5, with Councillors Abreu, Coelho and Winterson in favor.

Councillor Morad explained she called for the roll call because she would like to continue the hearing to a set date, because she was disappointed that the owner of the property was not present. She felt he should have been here, especially since it is the Council that is the granting authority and that by keeping the hearing open, the owner would be required to attend the next meeting.

On motion by Councillor Oliveira and seconded by Councillor Carney, the Committee VOTED: To table the Public Hearing to March 13, 2017 at 7 p.m. This motion passed on a voice vote.

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Notice City Clerk of reference of a COMMUNICATION, Mayor Mitchell, to City Council, submitting the REAPPOINTMENT and WAIVER OF RESIDENCY for JAMES E. BOYLE, South Dartmouth, MA, to the HARBOR

DEVELOPMENT COMMISSION; this term will expire December 2018 (Ref'd 1/12/17) was received and placed on file by Councillor Martins and seconded by Councillor Carney. (2)

James Boyle was present to answer questions from the Committee.

Councillor Morad expressed her concern that the applicant had a less than 60% attendance record. Mr. Boyle explained that he works in Boston and sometimes it was difficult to get to meetings. He has participated in some of the meetings via video conference. He has a new position at HDC and has discussed this with his employer and believes his attendance will improve.

Councillor Abreu expressed his concern about the applicant's attendance as well, especially when the committee meets the second Thursday of each month.

Councillor Rebeiro asked the applicant to provide two past HDC accomplishments and two future goals. He responded by making it a stronger agency, collecting of delinquent docking fees and will look to continue the growth of private docking and the expansion of fishing vessel docking.

Councillor Carney also expressed her concern of the applicant's attendance.

Councillor Winterson expressed his pleasure in the direction the HDC has been moving forward. It appears the applicant has now gotten the message about his attendance issues and believes they should move forward with the appointment.

On motion by Councillor Martins and seconded by Councillor Winterson, the Committee VOTED: to recommend to the City Council APPROVAL of the REAPPOINTMENT and GRANT the WAIVER OF RESIDENCY for JAMES E. BOYLE, South Dartmouth, MA, to the HARBOR DEVELOPMENT COMMISSION; this term will expire December 2018. This motion passed on a voice vote.

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Notice City Clerk of reference of a COMMUNICATION, Mayor Mitchell, to City Council, submitting the REAPPOINTMENT and WAIVER OF RESIDENCY for DAVIS L. SULLIVAN, Rochester, MA, to the HARBOR DEVELOPMENT COMMISSION; this term will expire December 2019 (Ref'd 1/12/17) was received and placed on file by Councillor Abreu and seconded by Councillor Winterson. (3)

Davis Sullivan was present to answer questions from the Committee.

Councillor Morad complimented him on his attendance and was concerned about his not being a resident in the city. Although he has been a member of the Commission since the Kalisz Administration and he originally lived in New Bedford but has since moved to 6 Union Church Terrace in Rochester. Mr. Sullivan explained that he was asked to be a member of the HDC by Mayor Kalisz, based on his 35 years in the boating trade with Burr Boats in Marion, MA. His primary focus on the Board has been the preservation of the fishing industry.

On motion by Councillor Winterson and seconded by Councillor Martins, the Committee VOTED: To recommend to the City Council, APPROVAL of the REAPPOINTMENT and GRANT the WAIVER OF RESIDENCY for DAVIS L. SULLIVAN, Rochester, MA, to the HARBOR DEVELOPMENT COMMISSION; this term will expire December 2019. This motion passed on a voice vote.

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Notice, City Clerk of reference of a RELATED MOTION, Councillor Carney, requesting, that DFFM Commissioner Kenneth Blanchard appear before the Committee on Appointments and Briefings to discuss the new Janitorial fees implemented for Community and City run Organizations at public buildings (Ref'd 1/12/17) was received and placed on file by Councillor Morad and seconded by Councillor Carney. (4)

Ken Blanchard, DFFM Commissioner was present to address the Committee.

Councillor Carney expressed her concern that fees were not being charged to not for profit organizations for janitorial fees to use city buildings.

Commissioner Blanchard explained that there was an issue with many not for profits and other organizations that had keys to city buildings and they could not account for all of those who had access to city buildings. The decision was made that city building should be supervised by city employees, so the retention of a custodian would solve the issue. City buildings should have supervision. The cost is a flat rate and does not make money for DFFM. The hourly rate charged is passed directly on to the payment of the custodian.

The Hillman Street complex was brought up and Mr. Blanchard explained this building is overseen by the Recreation Department and does not fall under the purview of the DFFM.

Councillor Oliveira asked Mr. Blanchard to come up with a cost chart on how much is charged and has been charged to date. He agreed to do this, but explained it is not a revenue gain to DFFM.

On motion by Councillor Oliveira and seconded by Councillor Rebeiro the Committee VOTED: To table this matter for thirty (30) days. This motion passed on a voice vote.

Councillor Abreu made a motion to adjourn which was seconded by Councillor Oliveira.

This meeting adjourned @ 8:12 p.m.

ATTEST:

Denis Lawrence, Jr.,
Clerk of Committees