



CITY OF GLOUCESTER
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
3 Pond Road, Gloucester, MA 01930

Memorandum

Date: June 6, 2013
To: Jim Duggan, Chief Administrative Officer
From: Gregg Cademartori, Planning Director *GMC*
Cc: Tom Daniel, Community Development Director
Re: Land Disposition Committee – 6 Stanwood Avenue

The administration requested an advisory opinion as to whether or not the referenced city-owned property at 6 Stanwood Avenue (Assessor's Map 111, Lot 8) should be disposed of and made available for sale. It is understood that the property has been leased to several different entities, at least dating back to the mid-1960s, most recently to the Cape Ann Amateur Radio Association (CAARA). The CAARA is currently in year two of a lease agreement that was entered into on February 6, 2012, which is set to expire in January of 2015. So it is clear that this property has not been used for any municipal purpose for the property for some time. Staff members from various departments were polled as to whether they believed there may be any future use of the site for their respective department operations, and a meeting was convened to formulate a recommendation.

No department identified a potential future municipal need for the property, and additionally the Department of Public Works, current custodian of the property, indicated its support of its sale as surplus property. It is noted that the structure is in need of maintenance, some of which is outlined in the active lease agreement. A representative from the Assessor's Department provided some recent area sales information, and given market data and the condition of the building can assist with the development of a minimum price for sale. Additional deed history may need to be conducted prior to the offering for sale as one could not be located on preliminary review of the city records. The staff comprising the Land Disposition Committee recommend unconditioned disposition for any allowed reuse of the property at fair market value.