



Office of The
Community Preservation Committee
Town Hall, 10 Central Street, Manchester-by-the-Sea, MA 01944-1399

**Meeting of the Community Preservation Committee
February 10, 2022 – Virtual Via Zoom – 5:30 p.m.**

<https://us06web.zoom.us/j/81404145414?pwd=ZVloZGx6L0NualJxUWpGa0RraDRXdz09>
Meeting ID: 814 0414 5414 Passcode: 914682

Present: Chairman Jack Burke, Members Joan McDonald, John Kenney, Ron Mastrogiacomo, Sean Daly (present but unable to participate because of technical difficulties), Sara Oseasohn, Mark Weld, Joe Sabella. Absent: Christopher Wood-Kelly

Chairman Burke called the meeting to order virtually at 5:30 p.m.

Review and approve previous minutes

Upon motion made by Mr. Burke and seconded by Ms. Oseasohn, by roll call vote with Members Burke, McDonald, Kenney, Mastrogiacomo, Oseasohn, Weld and Sabella voting in the affirmative, it was VOTED to approve the minutes of January 13 and January 27, 2022. Mr. Daly was present but unable to participate because of technical difficulties.

Continue discussion on Parks and Rec applications for athletic field construction at Pine St and Sweeney Park

- Parks and Rec Sweeney Park application discussion: \$2,000,000.

Motion was made by Mr. Burke and seconded by Mr. Weld to postpone any discussion of Sweeney Park Field, Sweeney Park Bathrooms

Discussion ensued.

Mr. Weld reported, with the acquiescence of Parks and Rec Director Marshall inasmuch as it was her request for funding, that at the last CPC meeting there was a discussion of project scope, as well as the costs and the ambiguity that members acknowledged since the numbers that CPC had to deal with were from the 2020 engineering overview. CPC members and the Finance Committee concurred that it was advisable to postpone further consideration until the engineering study that was approved in 2021 will be completed in March 2022 and should provide the level of detail needed. However, March would be too close for consideration at the April Town Meeting and the project is huge, and will likely include bonding. CPC members

pretty much agreed that when the March 2022 report is received, they would evaluate all the costs. Parks and Rec and DPW Engineer Desrosiers will take a close look at the report and then come back to the CPC and the Finance Committee and get the three-part project on the ballot, those three parts being the CPC portion, CPC (or Town) bonding, and the Town portion. The current recommendation is that CPC pass over this item for April 22 Town Meeting and have it on the agenda once all the details from the engineering study have been submitted and incorporated into the preferred strategy.

Mr. Burke noted that CPC cannot afford to approve this without a bond issue by either the CPC or the Town, and the Town Selectmen and the Finance Committee were not ready to approve that. And with the Rotunda coming forward, there may be consideration of joining the projects together and seeking a larger bond, possibly subject to a CPA increase to the Town.

Upon motion made by Mr. Burke and seconded by Mr. Weld, it was voted by roll call vote with Members Burke, McDonald, Kenney, Mastrogiacomo, Oseasohn, Weld and Sabella voting in the affirmative, it was VOTED to postpone any discussion of Sweeney Park Field, Sweeney Park Bathrooms. Mr. Daly was present but unable to participate because of technical difficulties.

- Athletic field construction at Pine Street discussion: Request for \$800,000.

Mr. Burke reported that there was considerable discussion of the Pine Street Field at the Finance Committee meeting.

Mr. Weld reported, with the acquiescence of Parks and Rec Director Marshall inasmuch as it was her request for funding, that the Finance Committee was originally unaware that Pine Street Field was something that was required in the context of providing playing fields during the time that Sweeney Park was under construction and then thereafter to fill in the void that was outlined in the 2020 report. Now, however, with Sweeney postponed this will be done in advance so that it can serve the purpose. There was some discussion among the Finance Committee members about what the alternative uses for Pine Street are and whether they have been looked at.

It was noted that that the discussions are pretty well done and the idea here is that the CPC has enough money in reserve to make this allocation, and it appears as though there is support for it.

Upon motion made by Ms. Oseasohn and seconded by Ms. McDonald, by roll call vote with Members Burke, McDonald, Kenney, Mastrogiacomo, Oseasohn, Weld and Sabella voting in the affirmative, it was VOTED to approve a total of \$800,000 for Pine Street Field to be paid from existing \$500,000 cash reserves and \$300,000 income from Fiscal '23. Mr. Daly was present but unable to participate because of technical difficulties.

Responding to Mr. Sabella who asked if there would be a public hearing on the Pine Street site inasmuch as it is a high traffic area and former landfill. He said he would like to see if the abutters have any questions about building a field on that site, Mr. Burke said the CPC job is to recommend funding, but there will be a meeting with the Conservation Commission. He said he does not know if a public hearing is required, but if it is required there will be one.

Review past votes on projects for accuracy

Mr. Burke submitted a Spreadsheet of Projects for 2023 prepared by Mr. Mastrogiamo and reported that Town Accountant Mainville concurs that it is accurate.

Mr. Burke pointed out that the current funds are \$585,480, made up of \$420,000 plus an estimated \$165,480 from the State Match. The unreserved balance is \$680,073, for a grand total of \$1,179,500. If Town Meeting approves all the proposed projects, CPC will have a balance of \$86,530 going into Fiscal 2024 and the fund would be replenished with another sum similar to the current funds, at the 1 ½% surcharge. He noted on the spreadsheet how each of the projects would be paid, as follows:

- Bike & Pedestrian Bike Racks
\$7,000 Existing unreserved
- Pine Street Field
\$800,000 \$500,000 Existing Funds \$300,000 FY2023
- Causeway Brook/Sawmill Brook
\$35,000 Existing unreserved
- Open Space Western Woods Research
\$7,500 From Reserve Open Space/Rec
- Winthrop Field Drainage
\$10,000 from Reserve Open Space/Rec
- Pollinator Gardens
\$20,000 from Reserve Open Space/Rec
- Manchester Affordable Housing Trust Affordable Housing Initiative
\$200,000 FY2023
- Restoration of Town Cemeteries & Parks
\$25,000 Existing unreserved
- Engineering Study Tuck's Point Rotunda
\$50,000 Existing unreserved
- Administration Funds per CPA Statute
\$25,000

He noted that “Existing unreserved” means the money becomes available the day after Town Meeting. The MAHT funds of \$200,000 would become available July 1, 2023. Restoration of town cemeteries and parks and the funds for the Friends of Manchester Trees \$25,000 would be available as existing unreserved.

Upon motion made by Mr. Burke and seconded by Ms. Oseasohn by roll call vote with Members Burke, McDonald, Kenney, Mastrogiamo, Oseasohn, Weld and Sabella voting in the affirmative, it was VOTED to approve the Spreadsheet of Projects for 2023 and funding sources as presented. Mr. Daly was present but unable to participate because of technical difficulties.

Discuss 50k CPA funding for Rotunda engineering based on emergency need.

Mr. Weld said it became clear to the Finance Committee, the Town Administrator and Parks and Rec that this is becoming an emergency situation. The Town had previously been notified about the problem and engineering studies had been commissioned as to what it will take to rectify the Rotunda. The study to evaluate solutions including possibly raising the rotunda between 5' and 8' will cost \$106,000 and is now budgeted to be paid \$56,000 in FY23 and \$50,000 in FY24. If this is truly an emergency, then the funds for the study should be allocated as quickly as possible. The engineers said they could accelerate the study if the Town could fund it all in one year. Accordingly, the revised plan is to have the Town fund \$56,000 through the Town's Capital Budget and the CPC fund \$50,000 in order to get the study done in one year—FY23-, have the plan in place, and begin the permitting with evaluation of the associated funding options, which will take a year or so to do.

Responding to Mr. Mastrogiacomo as to the scope of the study, Mr. Weld said the engineering to date has dictated that the piers and the rotunda need to be raised a considerable amount. There will likely be federal funding that would be sympathetic to this effort. There were discussions in the past as to whether the rotunda should be moved. Relocating it will be discussed further.

Mr. Burke said that at the Finance Committee the engineers stated that they calculated the future work on the rotunda into the engineering work and construction work on the docks and new ramp so there won't be duplication or having to tear anything out. They engineered the new pilings for the ramp going down to the mini docks in such a way that they will continue to be used if and when the work is done. He said engineers are going out soon to do an inspection and will be able to advise the town how serious the matter is. They quoted a cost of \$7,000 to do an immediate inspection.

Mr. Sabella said the Rotunda is one of our town icons and sooner than later we should vote on the study to see what is ahead of us.

Upon motion made by Mr. Burke and seconded by Mr. Sabella by roll call vote with Members Burke, McDonald, Kenney, Mastrogiacomo, Oseasohn, Weld and Sabella voting in the affirmative, it was VOTED to approve \$50,000 for engineering study of the Tucks Point Rotunda subject to the Town of MBTS matching it with \$56,000 or more depending on what the need is. Mr. Daly was present but unable to participate because of technical difficulties.

Ms. Oseasohn thanked Mr. Burke and the Finance Committee for their work. Mr. Burke will present the spreadsheet to the Board of Selectmen and Finance Committee for their review for Town Meeting.

Parks and Rec Director Marshall thanked the CPC for their support.

Other business not anticipated by chair

Stuart Saginor of the CPA reported that the MBTS 2021 CPA Five-Year Plan was the best he had seen.

Next Meeting: February 24, 2022

Adjourn

There being no further business to come before the Committee, and upon motion made by Ms. Oseasohn and seconded by Ms. McDonald, by roll call vote with Members Burke, McDonald, Kenney, Mastrogiacomo, Oseasohn, Weld and Sabella voting in the affirmative, (and Mr. Daly present but unable to participate because of technical difficulties), it was voted to adjourn at 6:05 p.m.

Submitted,

Approved by the CPC on March 10, 2022

Helene Shaw-Kwasie, CPC Clerk

Documents used at this meeting:

Spreadsheet of Projects for 2023