



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

DRAFT MINUTES of the
Community Preservation Commission Meeting - March 4, 2021 – 5:30 p.m. Virtual

<https://zoom.us/j/91946199012?pwd=OXIKWEJlVlISdnV4cTVtOEtISlZzQT09>
Meeting ID: 919 4619 9012. Passcode: 504478

Present: Chairman Jack Burke, Co-Chairman Sue Thorne, Members Ron Mastrogiacomo, Sari Oseasohn, Mark Weld, Sean Daly, Joan McDonald, John Kenney, Joe Sabella

1. Call to order.

Co-Chairman Thorne called the virtual meeting to order at 5:30 p.m.

2. Review and approve previous minutes and Master Plan Subcommittee minutes.

Upon motion made by Ms. Oseasohn and seconded by Mr. Burke, it was VOTED to approve the minutes of January 6, 2021 as edited.

Upon motion made by Mr. Mastrogiacomo and seconded by Ms. Oseasohn, it was VOTED to approve the CPC Master Plan Subcommittee minutes of January 21, 2021.

Upon motion made by Mr. Mastrogiacomo and seconded by Ms. Oseasohn, it was VOTED to approve the CPC Master Plan Subcommittee minutes of February 4, 2021.

3. Review Master Plan revision from Subcommittee. Committee to vote to accept revised document and to proceed with printing.

Mr. Burke thanked Members Oseasohn, Mastrogiacomo and Thorne for their work on the CPC Master Plan revision. Mrs. Thorne said the Committee owes a huge vote of thanks to Sari Oseasohn for all of her work on the CPC Master Plan. Ms. Oseasohn credited Steve Rosenthal with providing the photos, and Town Accountant Andrea Mainville for the superb job pulling together the financial information.

Upon motion made by Mr. Burke and seconded by Mrs. McDonald, it was VOTED to accept the updated Community Preservation Master Plan 2021-2025 as presented electronically to the Committee.

There will be 50 copies produced, all CPC members and other Boards and the State Coalition will receive copies.

A press release will be submitted to the Cricket to let the Town know when it is available on the web site.

4. Report from Chairs on meeting with BOS and FinCom to review warrant.

Mr. Burke and Mrs. Thorne went over the Warrant articles with the Board of Selectmen and the Finance Committee who unanimously approved the CPC recommendations and will support them at Town Meeting on June 21, 2021.

Mr. Weld said the CPC warrant article was voted unanimously. The Finance Committee looked at the reserved funds and would like to talk to the CPC about them. Mr. Weld suggested forwarding to the FinCom the section of the Master Plan about the purpose and funding. Mr. Burke noted that the Rotunda and Sweeney Park projects will be over two million dollars each. The Brook Street tennis court needs to be reconstructed. Mrs. Thorne said to let the Finance Committee know that a huge percentage that the CPC ends up budgeting is what the Town did not have the funds to pay for.

5. Review wording of FY22 project approvals.

The Warrant article was unanimously approved by the Finance Committee and the Board of Selectmen.

6. Review ongoing projects/balances and work to be completed.

Mr. Burke reported that there are funds that have not been spent yet because of COVID including painting, restoration and tree work.

Mr. Daly reported that Parks and Rec is looking into getting a score board for Coach Field Playground to replace the one that was thrown away.

Mrs. McDonald reported that the Affordable Housing Trust voted to add an additional \$50,000 to the rental and mortgage assistance program managed by Action Inc. for Manchester residents. And they voted to extend the program to September 1st. She said the Feasibility Study is moving along.

Mr. Kenney reported that the Housing Authority is waiting to hear from developers for a proposal.

Mr. Mastrogiacomo reported that the Planning Board heard a proposal from the owner of the MAC in the Limited Commercial District. The proposed MGL 40R overlay district will allow housing in the LCD. The Planning Board is also going through the Zoning By-laws with Atty. Bobrowski.

Ms. Oseasohn reported that the big topic at the Conservation Commission is the 40B at Shingle Hill off School Street. The developer is going to do more site investigation around vernal pools. A peer reviewer will be retained.

She said they are also reviewing the new docks at Tucks Point. The State grant has come through for that. And the Conservation Commission has been charged with managing the Town's Conservation land.

Mr. Burke reported that the CPC is continuing to support the Assessor's office project of identifying land.

Mr. Sabella reminded the CPC about the need for bathrooms at Sweeney Park which are not being considered presently because of the cost.

7. Other Discussion/ FY 23 look ahead.

Mr. Burke requested that members go back to their committees and look at what projects for Fiscal 23 might be.

8. Town Meeting /Schedule next meeting(s).

Town Meeting will be held on June 21, 2021 on the high school football field. Rain date is June 23, 2021.

9. Adjourn.

There being no further business to come before the meeting, Chairman Burke adjourned the meeting at 6:20 p.m.

Submitted by,

Helene Shaw-Kwasie
CPC Clerk

Approved by the Committee on

Sue Thorne
CPC Co-Chairman

Documents used at this meeting:

Minutes
Subcommittee Minutes
CPC Master Plan