



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

**Meeting of the Community Preservation Committee
Thursday, April 27, 2023 – Virtual Via Zoom – 5:30 p.m.**

<https://us06web.zoom.us/j/83942457289?pwd=cjJsKy9EcUJPZ2RnTWVhbm1HOEpkdz09>
Meeting ID: 839 4245 7289 Passcode: 535281

Present: Chairman Jack Burke, Members Joan McDonald, Ron Mastrogiacomo, Sara Oseasohn, Andy Oldeman, Beth Heisey, Mike Coyne, Christopher Wood-Kelly; Staff Helene Shaw-Kwasie CPC Clerk.

Absent: Joe Sabella

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

Approve Minutes

Upon motion made by Mrs. Heisey and seconded by Mr. Coyne, by roll call vote with Chairman Jack Burke, Members Joan McDonald, Ron Mastrogiacomo, Sara Oseasohn, Beth Heisey, Mike Coyne, and Christopher Wood-Kelly voting in the affirmative, it was VOTED to approve the minutes of February 16, 2023.

Review and discuss Town Meeting CPA vote and new project schedule

Chairman Burke reported that Town Meeting was very successful. Everything was passed. There were no holds.

Old Projects Updates and Maintenance

Mr. Coyne reported for the Parks & Rec. Defibrillators have been ordered and should be in next week. There has been progress made on the Pine Street athletic field, dirt is being covered, the machines are there and are starting to sift through the soil. Life guard chairs have been ordered. Signs are back ordered. Singing Beach is being repaired. Picnic tables have been ordered. Tucks Point engineering study has been started. An open frum was hosted on pickle ball courts. Thirteen people spoke positively about the impact. They are moving forward with a specialized consultant who studies pickle ball courts. They are looking to plant shrubs for sound mitigation.

Mr. Burke said most people would like to see into the courts.

Mr. Wood-Kelly said the rotunda needs a study.

Mr. Burke said any work in that location probably needs to go to ConCom

Ms. McDonald reported on MAHT. They met on April 25 and will meet on May 10 with an attorney who specializes in affordable housing work. The MAHT appreciated the CPC donation.

Mr. Burke reported on Historic Preservation. Flood mitigation for the library was approved. Cemetery work is on going. The 1661 fence will be restored. The headstone damage continues to be monitored. DPW will survey the cemeteries for damage that occurred over the winter. The HVAC system at Seaside I will be pursued. At the Historic Museum, Mr. Booth will work on the Masconomo sign.

Mr. Wood-Kelly complimented Mr. Burke on his unprecedented work on the cemeteries.

Regarding pollinator gardens, the Winthrop Field Committee are withdrawing. They felt it was not a project that they could do and maintain properly. They will return before the CPC.

Regarding the fire antiques, the project will not be abandoned. The Historic Museum is still on track to purchase the antique fire truck next year.

Town Clerk has funds for preservation of original town records. She has fire and waterproof cabinets that will protect the originals.

Ms. Oseasohn reported that there have not been any updates on the Western Woods project. She will report at the next meeting. Title search is a more general project about owner titles and the other part has to do with easements to the land and access for towns people. She will talk to Steve Gang for a summary of activities in that area.

Future projects (3-5 yr plan from town)- Fall Meeting?

Mr. Burke requested that projects be submitted sooner rather than later and that capital plans from Parks and Rec and the Rotunda project be submitted. Waiting to see if the Rotunda will be usable this year. A study was commenced in the fall and updated this winter. Waiting to see from that report.

A Fall Town Meeting has not been set.

Review CPC 5 yr Plan

Mr. Burke recognized that Mr. Mastrogiacomo and Mmes. Oseasohn and Thorne did a great job on the most recent 5-year plan. The State Coalition recognized it as the finest 5-Year Plan in the State.

Ms. Oseasohn will look through and see if there are any new directional changes that had not been anticipated.

Continuity of CPC makeup and organization -FY25

Mrs. Heisey is up re re-election to the Housing Authority. She will stay on the CPC if elected.

Mr. Burke announced that he would like to step down as Chair at the end of this year.

Any Comments, Ideas

Mr. Wood-Kelly said he is not happy with the loss of the Winthrop Field Gardens. Two previous gardens are not doing very well. Other locations need to be investigated.

Mr. Mastrogiacomo reported that the Rotary is sponsoring “No Mow May” for the purposes of pollination.

Ms. McDonald asked if it would be worth talking to landscapers to see if there is any interest in taking care of the gardens. Mr. Burke said CPC could fund the seeds.

Future meetings- Summer Schedule -Fall Application Kick off / Public Hearing meeting

The next meeting will be Thursday, June 22, 2023 (later moved to June 29) at 5:30 p.m. via Zoom. The return of funds that have not been spent will be finalized.

Also on the June agenda will be committee organization and subcommittees.

The Kick-off meeting for next year will be the second or third week in September. It will be a public hearing and will be advertised in the Cricket.

Adjourn

There being no further business to come before the CPC and upon motion made by Ms. McDonald and seconded by Mr. Coyne it was unanimously voted by roll call vote to adjourn. Adjourned at 6:15 p.m.

Submitted,
Helene Shaw-Kwasie, CPC Clerk

Approved by the CPC June 29, 2023

Documents used at Meeting:
February 16, 2023 Minutes
Town Accountant’s Report