



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

Meeting of the Community Preservation Committee June 29, 2023 via Zoom

Present: Chairman Jack Burke, Members Joan McDonald, Ron Mastrogiacomo, Sara Oseasohn, Dean Nahatis, Beth Heisey, Christopher Wood-Kelly; Staff Helene Shaw-Kwasie CPC Clerk.
Absent: Joe Sabella; one vacant seat

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

Other business not anticipated by chair/ Open discussion

Chairman Burke welcomed Dean Nahatis as the Finance Committee representative to replace Andy Oldeman who resigned. Mr. Burke reported that Mike Coyne has resigned as the Parks & Rec representative and the Parks and Rec will be appointing Muffin Driscoll to replace Mr. Coyne.

Mrs. McDonald reported that she and Mr. Mastrogiacomo had attended the Town Governance meeting and that it was interesting to hear how important other committees and Boards are to each other and how important it is to keep communications open between them.

Mr. Mastrogiacomo said the meeting was well run and agreed with Mrs. McDonald that there is a need to keep communications open.

Mrs. Heisey said the ADA is finding errors at the Pine Street field. Committees need to be notified about different projects that are going on. She said the DPW is wonderful.

Mr. Burke said he had copied all members about the cemetery fence being covered with hot top. He said Chuck Dam will take care of that.

Approve Minutes

Upon motion made by Ms. Oseasohn and seconded by Mrs. Heisey, by roll call vote with Chairman Jack Burke, Members Joan McDonald, Ron Mastrogiacomo, Sara Oseasohn, Beth Heisey, Dean Nahatis and Christopher Wood-Kelly voting in the affirmative, it was VOTED to approve the minutes of April 27, 2023.

Review projects and vote to close all completed and dormant accounts

Ms. Oseasohn reported that the ConCom had just received assessment first stage of the Sawmill Brook project. She will review it and talk with the consultant.

Mrs. McDonald reported that MAHT had hired a talented and effective affordable housing consultant. She said MAHT had sent out an RFP and received no response from developers. MAHT was told that they were asking for too much, that everyone was too busy and that it was a bad time to make a proposal. They went back to the drawing board and prepared an RFQ which makes the project available to developers. MAHT then hired Kurt James who has a lot of hard experience in this. They voted to pay him \$2,000 which will be coming out of CPC money.

Review projects and vote to close all completed and dormant accounts

Mr. Mastrogiacomo displayed the expenditure report and Mr. Burke reported as follows:

<u>Item</u>	<u>Action</u>
Comm. Housing Project Funding	Keep Open
Historic Origin Masconomo Sign	Keep Open
Fire Dept Antiques Preservation	Keep Open
Preservation Town Hall Records	Keep Open
Morss Pier Restoration Study	Close
Tuck's Point Public Access Restoration	(Talk to Bion)
Rotunda Restoration (no activity in 2 years)	Close
Exterior Restoration – Seaside I	Close
Tuck's Point Rotunda Eng. Study	Keep Open
Cemetery Restoration Work	Keep Open
Unk. Owner Search of Land Records	Keep Open
Winthrop Field & Drainage	Close
Sweeney Park Pickelball Courts	Close
Picnic Tables Tuck's Point	Keep Open
Signs-Singing Beach/Masco Park	Close
Trail Improv., Markers, Brochures	Close
Planting at Masconomo Park	Close
Preservation of Dexter Pond	Close
Singing Beach Bathhouse Preservation	Close
Landscape Restoration-Parks/Tucks	Keep Open
Parks-Automatic defibrillators	Keep Open
Trail Maps, Brochure, App (Bike/Ped)	Keep Open
Bike Racks	Close
Causeway Brook/Sawmill Brook	Keep Open
Western Woods O/S research	Keep Open
Pollinator Gardens (Close per request of applicant)	Close
Signs-Sweeney Park & Coach Field	Keep Open
Sound Mitigation- Pickleball Court	Keep Open
Lifeguard Chair	Close
Frd's of Trees-Tree Restoration	Close
Sweeney Park Design Study	Keep Open
Preservation of Conservation Land	Keep Open
Land (OS) Purchase-Christian Hill	Close
Pine Street Field	Keep Open
Eng Plans- Athletic Fields Paid in Full	Close

Upon motion made by Mr. Burke and seconded by Ms. Oseasohn, it was VOTED by roll call vote with Jack Burke, Joan McDonald, Ron Mastrogiacomo, Sara Oseasohn, Dean Nahatis, Beth Heisey, Christopher Wood-Kelly voting in the affirmative to authorize the Chair to work with the accountant to close out the accounts.

Liaison reports on ongoing and anticipated applications

Mr. Mastrogiacomo reported that there was a large junction box removed from one of the columns facing the stores and it needs to be painted back to the color that it was painted. Mr. Burke will follow up with DPW Director Dam to see if there is paint.

Rotunda

Mr. Burke said that the Select Board had a presentation on the Rotunda including whether to raise it or extend it into the harbor. Harbormaster Pike said he thinks it will stay in place and be raised one time. It will cost \$2.3 million. He believes he will get \$1 million plus \$800 thousand in grants. If so, \$500 will be needed. Mr. Burke said CPC will have that available to give them if asked. The Burn Dump will be returning funds to CPC. \$2.3 would require another bond. There has been an engineering study.

Mr. Wood-Kelly asked if CPC has a copy of the engineering study. Mr. Burke said none was given or offered to CPC.

Mr. Nahatis said the Finance Committee has discussed whether to raise the CPC percentage with the criteria of weighing the incentive of matching funds from the State against the restrictions on the specific uses of those funds.

Mr. Burke explained how much the State gives the town for each percentage. He will send the percentage explanation to Mr. Nahatis.

Maintenance

Mr. Burke noted that CPC has done a lot and there has not been sufficient maintenance. The Town needs to maintain the projects. The DPW is overwhelmed. He said CPC funds are not allowed to be used for maintenance. Restoration is allowed.

Mrs. Heisey said the CPC does not pay the salaries and the Town does not have the funds.

Next Meeting

The next meeting will be in late August to plan for the September annual hearing and application process.

Adjourn

There being no further business to come before the CPC and upon motion made by Mrs. Heisey and seconded by Mrs. McDonald it was unanimously voted by roll call vote to adjourn. Adjourned at 6:30 p.m.

Submitted,

Approved by the CPC August 24, 2023

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Helene Shaw-Kwasie, CPC Clerk

Documents used at Meeting: April 27, 2023 Minutes; Town Accountant's Report