



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

## **Community Preservation Committee - August 19, 2021 – 5:30 p.m. - Virtual**

### Zoom Meeting

<https://us06web.zoom.us/j/81658337210?pwd=eW5nVmdGb2tiODdDYkZjUkpSNXFoZz09>  
Meeting ID: 816 5833 7210 Passcode: 291922

Present: Chairman Jack Burke, Members Ron Mastrogiacomo, Sean Daly, John Kenney, Joan McDonald, Joe Sabella, Christopher (Woody)Wood-Kelly  
Absent: Sara Oseasohn, Mark Weld

Chairman Burke called the meeting to order Virtually by roll Call at 5:30 p.m.

### Welcome Woody Kelly to CPC

Members welcomed Wody Kelly back to the CPC. Mr. Kelly was one of the original members, along with Mr. Sabella.

### Approve May 6, 2021 Minutes

Upon motion made by Mr. Mastrogiacomo and seconded by Mr. Daly, it was VOTED by roll call vote, with all members voting virtually in the affirmative, to approve the minutes of May 6, 2021.

### Discuss committee organization / vote chairman's position , discuss vice or co-chair and possibly vote

Upon motion made by Mr. Mastrogiacomo and seconded by Mr. Sabella, it was it was VOTED by roll call vote, with all members voting virtually in the affirmative, to re-elect Mr. Burke Chairman.

Upon motion made by Mr. Burke and seconded by Mr. Mastrogiacomo and seconded by Mr. Sabella, it was it was VOTED by roll call vote, with all members voting virtually in the affirmative, to elect Mrs. McDonald Vice-Chairman.

### Review Town meeting votes and discuss follow up

- CPC Administrative expenses \$20,000
- Design Work for Sweeney Park. Half of the total cost of the design for a soccer field with artificial turf. The other half is in the capital budget \$68,375. They are waiting for Weston and Sampson to create a bid plan.

- Landscape restoration at all parks, including Tuck’s Point and Masconomo. \$20,000
- Pickleball Courts at Sweeney Park. The updated estimate is \$75,000 to repair and restore the old skate park so that they could be used for pickleball courts. The updated estimate now includes fencing and a gate. (Lights would be an additional \$50,000 and would be a future phase.) \$75,000. The pickleball courts are due to be installed in the spring. Parks and Rec would like Weston and Sampson to do the bid documents.
- Five Automatic Defibrillators for Parks including installation of the defibrillators. \$15,000 Parks and Rec are expecting the project to be ready for spring.
- Bathroom Preservation at Singing Beach. \$5,000
- Continuing Title research and survey of Western Woods \$25,000
- Friends of Manchester Trees tree restoration \$11,000. Project has already been started.
- Manchester Affordable Housing Trust Affordable Housing Initiative \$200,000 Mrs. McDonald reported that the MAHT has received \$555,000.00 from the CPC to date. There is an additional 200,000.00 to be added. MAHT has paid Action Inc 150,000 for rental and mortgage assistance. \$100,000 of that was a donation to the MAHT for this effort. MAHT has paid Peregrine, consultant,26,250.00 and DHK Architect 21,175.00.

Review ongoing projects

Mr. Burke reported Cemetery Restoration Work – Painting of fences is going along well. Tree work is coming along. 1660 fence and wall will be repaired by spring.

Exterior Restoration of Seaside I	\$39,000.00 Under way
Unknown Owner Search of Land Records	\$30,650.00 Open Contract
Preservation of Town Hall Records	\$24,818.74 Open Contract
Trail Improvement, Markers, Brochures	\$8,539.80Open
Preservation of Conservation Land	\$20,000.00 Open
Land (O/S) Purchase – Christian Hill	\$65,000.00 Open
Signs – Singing Beach/Masco Park	\$4,000.00 Ordered
Planting at Masconomo Park	\$8,650.00 Keep Open
Rotunda Restoration	\$9,9400 Open

Discuss maintenance or lack of for previous projects

Members were asked to push their committees for the ongoing maintenance of the projects.

Discuss possibility of accepting applications for action at fall Town meeting

Mr. Daly reported that the Parks and Rec will be meeting at the Pine Street burn dump site. They are considering turning it into a playing field for multiple sports. Sweeney will be shut down for months and a new field would be helpful to meet the need. There would be parking on a gravel parking lot.

Town Planner Sue Brown said there has been discussion regarding preservation of the Tea House at 167 Bridge (now Landmark School). The question is: Would the town want to help preserve that? It is currently privately owned by Landmark. The building is in bad condition.

Mr. Burke said the CPC would look at every application that comes our way.

Review date and advertising for Sept statutory meeting/ Approve Cricket legal notice and press release. The legal notice for the annual meeting which is required by statute will run in the Cricket on September 3 and 10.

Discuss (not vote) on what may come before us this fall prior to Dec1 deadline for applications  
Mrs. McDonald said the MAHT will have an application for spring. She said there is nothing to report on the DPW Site. There would need to be market rate units there in order to have affordable housing.

Mr. Sabella said he would like to come up with uses for Town-owned land for only the town and not a developer.

Mr. Mastrogiacomo reported that the Planning Board is working on recodification of by-laws.

Mr. Sabella said there is nothing to report for HDC. They will be meeting in a couple of weeks.

Anything not previously anticipated by chair

Mr. Burke said the wish list includes a beach rake, a roof on Crowell Chapel and maintaining what we have in Town.

Public comment

None

Dates for Oct, Nov, Dec meetings

Discussion tabled to September meeting.

Adjourn

Upon motion made by Mr. Sabella and seconded by Mr. Daly, it was VOTED to adjourn.

Adjourned at 6:20

Submitted,

Approved by the CPC on September 16, 2021

Helene Shaw-Kwasie

Clerk

Documents used at meeting

May 6, 2021 Minutes

Town Meeting CPC Votes