



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

**Community Preservation Committee - September 16, 2021 – 5:30 p.m. - Virtual**

Zoom Meeting

<https://us06web.zoom.us/j/88294452389?pwd=aG8wbmtwVktzQ1htWEo0MjVoZWpnUT09>

Meeting ID: 882 9445 2389 Passcode: 589208

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

Absent: Joan McDonald

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

Open meeting/ comments; Required annual public meeting;

Chairman Burke reported that this evening's meeting is the required statutory meeting that CPC must hold once a year. This is Manchester's 16<sup>th</sup> year as a member of the CPA Coalition.

Objectives of the CPC; Financial status of Manchester CPC; Future income/ Surcharge and State match

Mr. Burke noted that the objective of the CPC is to study the needs of the town and to work with department heads, residents and town management in the areas of historic preservation, affordable housing, and open space and recreation. CPC is required to set aside 10% of its receipts each year for each of those three categories.

The state funding match is currently 30% and is expected to be increased on November 15, 2021 to 32%. Manchester's CPC contribution 1½%. The maximum allowed is 3%. Manchester CPC currently has \$400,000 in the bank.

During the past 16 years, Manchester's CPC has raised \$5mil of revenue, \$4mil by surcharge and \$2mil matching from the State.

Public Comments

None

Review/Vote applications for Nov Special Town meeting

Mr. Burke noted that he had expected to receive applications from Parks and Rec, and Friends of the Library. Those applications were not submitted. An application from Parks and Rec to convert the former "Burn Dump" to athletic fields will be funded through the regular town budget. The Friends of Library had planned to submit an application for lighting for the cupola and weather vane for \$1,200. That has been tabled to spring.

Discuss applications/ ideas for Spring Town Meeting  
Tabled

Reports from Boards/Committee Representatives

Parks and Rec: Mr. Daly said he had nothing to report as Parks and Rec has not met since before the last CPC meeting.

Conservation Commission: Ms. Oseasohn reported that the ConCom had made a change in the regulations regarding protection of Eel Grass and lands under the ocean. ConCom might submit an application for signage regarding protecting eel grass.

Finance Committee: Mr. Weld reported that the FinCom will meet on October 18. He reported that Town Planner Brown had spoken to them about funds for Reed Park.

Historic District Commission: Mr. Sabella reported that HDC would like to submit something under Parks and Rec or Historic for rod iron gates at Sweeney Park.

Planning Board: Mr. Mastrogiacomo reported that he informed the Planning Board that CPC application season has opened.

Affordable Housing Trust. Mrs. McDonald reported that the AHT has funded \$106,000 of aid to 30 families in Manchester, both mortgage and rental payments. The AHT received an anonymous donation of \$100,000 for that use.

Other business not anticipated by chair

None

Approve August 19, 2021 Minutes

Upon motion made by Mr. Mastrogiacomo and seconded by Mr. Daly, it was VOTED by roll call vote, with all members present voting virtually in the affirmative and Mr. Weld abstaining, to approve the minutes of August 19, 2021 as amended.

Set next meeting

Tabled

Adjourn

Upon motion made by Ms. Oseasohn and seconded by Mr. Mastrogiacomo, it was VOTED with all members present voting virtually in the affirmative to adjourn. Adjourned at 6:00

Submitted,  
Helene Shaw-Kwasie  
Clerk

Approved by the CPC on October 28, 2021

Documents used at meeting: August 19, 2021 Minutes