



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

**Meeting of the Community Preservation Committee  
Community Preservation Committee Annual Public Hearing  
November 17, 2022 – Virtual Via Zoom – 5:30 p.m.**

<https://us06web.zoom.us/j/85314644612?pwd=VzdWWk9wSE5RVHpJMjhZeC9jenh4Zz09>

Meeting ID: 853 1464 4612      Passcode: 832617

Present: Chairman Jack Burke, Members Joan McDonald, Ron Mastrogiacomo, Beth Heisey, Mike Coyne, Sara Oseasohn, Joe Sabella, Andy Oldeman  
Absent: Christopher Wood-Kelly

Open Meeting

Chairman Burke called the meeting to order virtually at 5:35 p.m.

In his introduction, Chairman Burke reported that there are 171, corrected to 194, cities and towns participating in the CPA program This number adopting CPA continues to grow every year. There are a total of 351 cities and towns in Massachusetts . Information on CPA and how each municipality spends their funds can be found on the CPA coalition web page.

Review and approve previous minutes

Upon motion made by Ms. McDonald and seconded by Mr. Mastrogiacomo, it was voted by roll call vote with Members Burke, McDonald, Coyne, Oseasohn, Sabella, and Heisey voting in the affirmative, and Oldeman and Wood-Kelly absent, to approve the Minutes of September 21, 2022.

Liaison reports/ Review ongoing projects

2024 FY budget estimate

Chairman Burke reported that he is expecting \$600,000 this year. The match last year was 30%. Funding from real estate sales is low.

New applications for funding

Chairman Burke reported that there are several potential projects coming in. CPC will not be discussing them in depth until the next meeting.

Library- David Lumsden

Library Trustee David Lumsden presented a Power Point Presentation entitled “CPC Proposal Library Improvements Nov 17, 2022”. He described the library flood of July 2021 at which time

there were 6” of water in the basement which destroyed over 2,000 books which were being stored to sell at the book sale.

The Library has two projects: The first project is the wood foundation needs to be restored to preserve the building; the existing sump plum needs to be replaced with two sump pumps, and a French drain is being proposed. The cost is estimated at \$23,704.92, not at the prevailing wage.

The second project is the purchase and installation of an exterior generator. The generator would allow people to use the library when power in town is out. The proposed generator is a Kohler 48KW which costs \$40,500 including the concrete pad and electrical connections.

The total estimate is \$90,00 which includes “Other” at \$26,000. The Library is asking CPC for \$45,000 and will ask Town Meeting for \$45,000.

Responding to Mr. Mastrogiacomo regarding having all water drain into one sump pump, Mr. Lumsden said that DPW Engineer Nate Desrosiers told him that that would require breaking a hole in the wall between the two rooms.

Responding to Mr. Mastrogiacomo who asked what the critical need to have a generator in a power outage is, Mr. Lumsden said there is no critical need but it would provide for use of the Library by citizens if there is an emergency.

Ms. Heisey said that if there is no power then the sump pumps will not work.

Mr. Lumsden will return to the next CPC meeting for further discussion.

#### Housing Authority Exterior Replacement Doors

Ms. Irene Fronteiro of the Housing appeared before the Committee and described the need for doors and windows for the Loading Place Road housing. She said that section 5.6.2 says the CPA can support replacing doors if it is for the integrity of the building. It is vital to the preservation of the building. It will benefit the town.

Mr. Mastrogiacomo asked if this is part of CPC jurisdiction on funding requests.

Mr. Burke said the CPC turned it down before as not qualifying for funds as the housing was not built with CPA funds. He has since spoken with Stuart Saginor. If under preservation of property the buildings are deteriorating this is the one loophole that the State has allowed. Mr. Saginor recommended having a site visit to see if the damage is caused by water and to see if there is rotting. CPC could consider funding if there is rotting.

Ms. Fronteiro said the cost would be \$55,358 which is at the prevailing wage.

Mr. Burke said the loophole says we can replace something where there is leaking and the property is rotting. He would like to see the cost of the whole project.

Responding to Ms. Oseasohn and Messrs. Sabella and Mastrogiacomo, Ms. Fronteiro said she would do some inspection and photographs and documentation before the CPC site visit.

#### Continued Cemetery Restoration- CPC

Mr. Burke has received a quote from the fence company for \$36,000. The fencing would be similar to the 1661 Cemetery. This is a continuation of cemetery restoration. The color will be black.

Mr. Sabella said Rosedale should be looked at for straightening and aligning of the stones.

Mr. Burke agreed.

Others not received in time to put on agenda (Informational Only, No Deliberation )\*

#### Bike & Ped

Mr. Terry Cowman appeared before the CPC and said he is applying for a grant under recreation. There is an extensive number of trails in town. The funds would be used for maps of the trails and would give residents the location of benches along the trails. The maps would make links available electronically as well as on paper. Bike and Ped would also like to have a banner printed by the same company that they have used in the past so that they can use it at events. The banners are made by the same company that Essex uses. The price would be \$3,100.

Mr. Sabella said that the maps are a great idea. He would like to have cameras on all the bike trails for homeland security.

Ms. McDonald asked if these are walking trails. Mr. Cowman said they can be suitable for walking.

Mr. Cowman will make a presentation at the next meeting.

#### \*Maxim Restoration Project – Fire Chief (received after Agenda was posted)

Fire Chief Cleary was not present. Mr. Burke said Chief Cleary is asking for \$50,000 for historic restoration for the Maxim which the Seaside Museum is going to buy. The Maxim will be stored in the back of the Fire Department.

#### Expected Applications

Nate Desrosiers of the DPW emailed Mr. Burke today. He expects to put in an application for new roofs for Chowder House and Tucks.

Mr. Coyne said Parks and Rec will be asking for new signage similar to what is at Singing Beach and Sweeney. They will also ask for shrubbery around the pickleball courts because of the noise.

Ms. Heisey said she is most interested in the Loading Place Road buildings.

Mr. Sabella said he had nothing to report on Historic.

Ms. Oseasohn said the brook at the entrance to Memorial School on Lincoln Street is an ongoing project. It went out to bid with 3 consultants. The project was awarded to Mary Rimmer. Nothing was awarded for implementation.

Mr. Burke said Town Hall records are still under way. Fire proof cabinets have been purchased for old binders and birth certificates. He reported that other projects that are underway are rotunda restoration; ramps have been completed; new roof on Seaside Museum has been completed; the Assessor will continue researching unknown lands; pickleball courts have been completed; plantings have been done at Masconomo; Friends of Trees will send a proposal; Winthrop Field Committee will maintain the pollinator garden; trees restoration is ongoing.

Mr. Coyne said the defibrillators have not been received yet. He reported on the Pine Street athletic field progress; they are doing a survey and working with consultants. The neighbors' concerns are lighting and crossing Pine Street and parking.

Mr. Mastrogiacomo left at 6:40 pm.

Mr. Burke said 10% must be put aside for historic, housing, parks and rec, and open space.

Discussion of Effective Meeting Training November 10.

None

Next meetings

The next meeting will be Thursday, December 15 at 5:30 via zoom.

Adjourn

There being no further business to come before the CPC and upon motion made by Ms. Heisey and seconded by Ms. Oseasohn, it was unanimously voted by roll to adjourn. Adjourned at 6:45 p.m.

Submitted,

Approved by the CPC on

Helene Shaw-Kwasie, CPC Clerk

Documents used at Meeting:

September 21, 2022 Minutes

Applications:

Library- David Lumsden

Continued Cemetery Restoration- CPC

Housing Authority Exterior Replacement Doors