



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

**Meeting of the Community Preservation Committee
March 10, 2022 – Virtual Via Zoom – 5:30 p.m.**

<https://us06web.zoom.us/j/81235597993?pwd=NDEvaDBiMCszcFNhYmU5Qm90WEpxUT09>
Meeting ID: 812 3559 7993 Passcode: 461431

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

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

Review and approve previous minutes

Upon motion made by Mr. Burke and seconded by Ms. Oseasohn, by roll call vote with Members Burke, McDonald, Kenney, Mastrogiacomo, Oseasohn, Weld, Sabella and Wood-Kelly voting in the affirmative, and Mr. Daly abstaining, it was VOTED to approve the minutes of February 10, 2022.

Application for discussion from MFD Chief Cleary for historic preservation of old photos and artifacts plus possible future project of restoring an original fire vehicle

Fire Chief Jason Cleary appeared virtually to discuss his application for historic preservation of old photos and artifacts plus possible future project of restoring an original fire vehicle. He said it is a three-application project, the artifacts and photographs for this spring and the fire truck for next year.

Project Title: Fire Bucket and Fire Helmet Restoration and Preservation.

The application for is for cleaning, restoration and preservation of 4-6 leather fire helmets and 10-12 antique fire buckets. The estimated cost would be approximately \$200 for each item. The total cost of the project is \$4,600 (\$3,600 plus \$1,000 shipping and overages). The estimated start date would be July 1, 2022 and the estimated completion date would be December 31, 2022. The items would be displayed in the Firehouse and/or Seaside One Museum.

Chief Cleary submitted photos of old fire buckets and leather helmets which need cleaning and preserving. He has been in touch with a restorer. At least four leather helmets are at the fire station and two are at Seaside One. There are approximately 15 old fire buckets.

Project Title: Antique Fire Photograph Preservation.

The application is to clean and preserve antique fire apparatus photos, to replace glass with UV protective acrylic and acid free backing, and to replace/repair broken frames as needed. The photos will reside at the fire house or Seaside One. There are 15 photos at approximately \$300 each, for a total of \$4,500. The estimated start date is July 1, 2022, and the estimated completion date is December 21, 2022.

Chief Cleary submitted photos of the antique photographs, black and white and color, which he would like to have protected to keep the UV out. Primarily the photos are black and white. There is a 6' x 6' of all past fire chiefs.

Project Title: Antique Fire Truck Restoration.

Chief Cleary has located an old Manchester 1929 Maxim fire truck in Canada. The owner is asking \$12,000 and will hold it for Manchester.

This would include replacement of wooden running boards, re-applying nickel finish to components, repainting and re-lettering of truck; repair and annual maintenance of motor, drive train, brakes, application of gold leaf stripes and numbers. The color would be brown upon taking ownership of vehicle. If allowed, utilize portion to purchase vehicle from current owner. Total budget for project: \$50,000. CPA funding request: \$50,000.

Mr. Burke said the CPC cannot use CPA funds to purchase an historic asset. CPC can use CPA funds to restore it.

Fire Chief Cleary said it can be stored at the Fire Station until it gets too crowded.

Members discussed the application. Mr. Kenney said the concept of the idea is worth exploring, Ms. McDonald supports it. Ms. Oseasohn said it would be a great addition to the town and makes sense for CPC to be supportive. Mr. Weld said he was concerned about storage and lack of space. He said competition for capital is immense. Fire Chief said there is space to shuffle trucks around. Responding to \$50,000 to restore and \$12,000 to purchase, Mr. Kelley said "steady as we go". Mr. Daly said he would be in favor of bringing the truck back and having it restored. Mr. Weld suggested getting a private group to participate in the purchase. Fire Chief said he is in the process of a fund raiser, community project, ongoing rotating fund. Mr. Burke said CPC would be open to making a recommendation for some kind of fund request for a future town meeting. Mr. Sabella said he has been in touch with some people in Newburyport and Portsmouth, New Hampshire who have been doing restoration.

Mr. Burke said there is a consensus of support for the chief to obtain the truck.

Regarding Project Title: Fire Bucket and Fire Helmet Restoration and Preservation, and Project Title: Antique Fire Photograph Preservation, Mr. Burke made a motion and Mr. Mastrogiacomo seconded it to restore the buckets and helmets and the restoration of the photographs not to exceed \$10,000.

Discussion ensued.

Mr. Sabella said he would like to see the patina on the buckets and helmets retained. Fire Chief said the restorer evaluates each one on the merits, not the same for each bucket and helmet. Fire Chief said he would have a conversation with the restorer on each piece.

There being no further discussion, and upon roll call vote with Members Burke, McDonald, Kenney, Mastrogiacomo, Oseasohn, Sabella and Wood-Kelly voting in the affirmative, and Mr. Weld abstaining, it was VOTED to approve the Project Title: Fire Bucket and Fire Helmet Restoration and Preservation, and the Project Title: Antique Fire Photograph Preservation, to restore the buckets and helmets and the restoration of the photographs not to exceed \$10,000.

Mr. Burke will present the above recommendation to the Finance Committee and Board of Selectmen. Mr. Weld said he would bring up the Fire Chief's application at tonight's Finance Committee meeting or at the next meeting.

Fire Chief Cleary will keep CPC in the loop as he makes progress.

Review all open CPA funded projects. Chair will seek reports from Dept heads on progress

- Parks and Rec

Director Cheryl Marshall reported that nothing has changed. No money has come out of the account since the last meeting.

Regarding pickleball courts, they are close to coming up with a plan for numbers and restoring courts. DPW Engineer Desrosiers is going over the work with Conservation Administrator Bertoni. Ms. Marshall said more work needs to be done with the subbase.

Regarding defibrillators, Ms. Marshall is working on getting them; she does not know when they will get to Manchester.

- Title Search

Town Assessor, Michelle Branciforte, reported by email that the Title Search is an ongoing project which is continuing.

- Restoration of Records.

Town Clerk Dianne Bucci reported by email that she has purchased fire proof file cabinets and will continue to buy more fire proof storage as soon as she has completed this stage.

- Dexter Pond.

The work has been completed and the account will be closed.

- Preservation of land next to Shingle Hill

Ms. Oseasohn reported that this project is ongoing, and there is a process now to put together an RFP for a management plan.

- Manchester Affordable Housing Trust

Ms. McDonald reported that to date the CPC has awarded the MAHT \$700,000.

MAHT has also received \$167,000 from Surf Village and another \$100,000+- in donations from private individuals. MAHT has almost \$800,000 in its account today.

MAHT has paid its consultant \$26,250.00, its architect \$21,175 and Action, Inc \$150,000. There have been a few miscellaneous items that total about \$10,000.

At the next meeting of the MAHT they hope to finalize the RFP for the potential project.

- Land Christian Hill

Town Planner Sue Brown reported by email that this project is still in the works. Ms. Bertoni is working on it.

- Trail Improvements, Markers and Brochures

Town Planner Sue Brown reported by email that the Open Space Committee is near to finishing this project. Ms. Helen Bethel is the contact.

- Friends of Trees.

Friends of Trees Chairperson Sue Mittermaier reported by email that work is being done restoring a heritage oak tree at Tucks Point. More work is being done on trees at the Singing Beach Parking lot. Remaining funds will be allocated to further plantings at Tuck's Point or getting started on invasives removal at Rosedale Extension.

- Morss Pier Reid Park

Harbormaster Bion Pike reported by email that the work is ongoing. Permitting is in process. He is hoping to apply for a construction grant by May 1 for the Seaport Economic Council..

- Rotunda

Harbormaster Pike reported by email that Prock Marine will begin in late March or early April to install pilings. J&L Welding will be on-site at the same time as Prock Marine. Floaot parts will be arriving next week and the harbor department will be constructing the ramp float.is scheduled to begin the work on the rotunda ramp in April. Prock is obligated to finish by Memorial Day.

- Seaside One

Mr. Jeff Parker of the Seaside One Committee and DPW Engineer Desrosier reported that there is some roof work that needs to be done on Seaside One..

- Cemeteries

Work is ongoing. The 1661 Cemetery fence is being restored, as is the Rosedale fence. DPW is hoping to have the work done by Memorial Day. The cast of the finial at Rosedale becomes the property of the Town.

- Library

Library Trustees President Baun has contracted with Pallazola Brothers for the landscaping work.

- Parks, Pickleball and Sweeney

DPW Engineer Desrosiers reported by email that all are being worked on.

Discuss strategy for possible surcharge increase including need for a ballot initiative

Mr. Burke said he expects that CPC will be asked for funds or to fund a bond for the Tucks Point Rotunda. Administrator Federspiel has made it clear that there are several options for finance including a CPC bond and increase in CPC surcharge. The impact dollar-wise will not be known until a study is done. The earliest would be next spring.

Mr. Kelly said that the last time that CPC put up a surcharge increase they lost at the ballot. He would like the town government to do the work to get the necessary vote down from 2/3 to a majority.

Mr. Burke said Stuart Saginor, Executive Director of the Community Preservation Coalition, confirmed that MBTS is the only town that requires 2/3 vote for CPC bonding.

Mr. Sabella suggested that between now and when the study comes out, the CPC plant the seed that CPC would like to raise the surcharge. Get a study committee together to study the Rotunda, Sweeney, athletics, and other items.

Mr. Weld said there might be an override for the school district next year. He said that the town has to take some responsibility as to how they are going to fund the capital expenditures.

Mr. Burke will ask Mr. Federspiel, Mr. Bodmer-Turner and Ms. Mellish to join a CPC meeting for discussion.

Mr. Weld this is the importance of the five- and ten-year capital plans. There are some very big projects. The plan will be very instructive to the CPC.

Mr. Kelly will get more information on a ballot committee before the next CPC meeting.

Liaison Reports

Deferred

Town Meeting

Discussion deferred

Business not anticipated by chair

None

Schedule next meeting and adjourn

Not scheduled.

Adjourn

There being no further business to come before the Committee, and upon motion made by Ms. Oseasohn and seconded by Ms. McDonald, by roll call vote with Members Burke, McDonald, Daly, Kenney, Mastrogiacomo, Oseasohn, Weld and Sabella voting in the affirmative, it was voted to adjourn at 6:40 p.m.

Submitted,

Approved by the CPC on May 12, 2022

Helene Shaw-Kwasie, CPC Clerk

Documents used at this meeting:

Spreadsheet of Projects for 2023

Expenditure Reports of Projects

Application for Fire Chief Projects