



MANCHESTER-BY-THE-SEA
HISTORIC DISTRICT COMMISSION
Town Hall, 10 Central Street
Manchester-by-the-Sea, Massachusetts 01944-1399

MINUTES of the MANCHESTER-BY-THE-SEA HISTORIC DISTRICT COMMISSION
July 28, 2022

Zoom Meeting

<https://us06web.zoom.us/j/81760961657?pwd=UTgyQndMMjMvWWtPdHZrNXhRViBCUT09>
Meeting ID: 817 6096 1657 Passcode: 640188

Commissioners Present: Chairperson Rosemary Costello, John Round, Richard Smith, Don Halgren, Joe Sabella

Commissioners Not Present: Tracie Gothie, one vacant seat.

Ms. Costello called the Historic District Commission (“HDC”) of Manchester-by-the-Sea (“MBTS”) to Order at 7:00 p.m. by Zoom. Ms. Costello then introduced the Board Commissioners to anyone who might be in the Zoom audience and explained the HDC meeting procedures. She explained the application procedure and the format of the meeting. The typed minutes represent the permanent record of the Board.

New Applications

There were no new applications.

ADMINISTRATIVE MATTERS

HDC Minutes: Review and approval of May 26, 2022 minutes

Upon motion made by Mr. Halgren and seconded by Mr. Round, it was voted by roll call vote with Members Costello, Halgren, Round and Smith voting in favor to approve the Minutes of May 26, 2022.

Discuss and vote on the National Register of Historic Places application for the Rosedale Cemetery and Crowell Chapel to comply with state and federal processes

Ms. Costello reported that former Clerk Adele Ardolino is working on preparing an application for Crowell Chapel and Rosedale Cemetery to be admitted to the National Register of Historic Places.

After a brief discussion, and upon motion made by Mr. Halgren and seconded by Mr. Round, The Manchester-by-the-Sea Historic District Commission unanimously voted by roll call vote with Members Costello, Halgren, Round, Sabella and Smith voting in favor to proceed with the application process to add Crowell Chapel and Rosedale Cemetery to the National Register of Historic Places.

Any other administrative matters that could not reasonably have been anticipated in advance of the required 48-hour posting.

Discussion of amendments to Manchester Historic District Guidelines.

Deferred to a future meeting at which the entire Commission is in attendance.

Continuation of May 26, 2022 Discussion of MGL c.40A, Section 3A – housing near MBTA station. <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40A/Section3a>

Members discussed the housing initiative proposed by the Department of Housing and Community Development which proposes denser housing near the MBTA train station.

Mr. Smith said he had read what has been written on the housing initiative proposal and found it very disturbing. He suggested making a statement to the town and Select Board.

Mr. Round said the state has put it out for discussion. The Select Board expects to hear from the state by September or so. We will see how they respond to various towns. He has heard from the Town Administrator that historic districts would be excluded from the requirements.

Ms. Costello said it may be worth expanding the historic district.

There being no further matters to come before the Commission, and upon motion made by Mr. Round and seconded by Mr. Halgren, by roll call vote with Members Costello, Halgren, Round, Sabella and Smith voting in the affirmative, it was Voted to Adjourn at 7:15 p.m.

Respectfully submitted,
Helene Shaw-Kwasie, Clerk
Historic District Commission

Approved by the HDC on August 25, 2022

Documents used at meeting:
Minutes of May 26, 2022