



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

Community Preservation Commission Meeting - January 06, 2021 – 5:00 p.m. Virtual

<https://zoom.us/j/99219991921?pwd=dDEwSnZlWHlydHVORWg3TzBiajVzd09>

Meeting ID: 992 1999 1921

Passcode: 903039

Present: Chairman Jack Burke, Co-Chairman Sue Thorne, Members Ron Mastrogiacommo, Sari Oseasohn, Mark Weld, Sean Daly, Joan McDonald, John Kenney

Absent: Joe Sabella

Chairman Burke called the virtual meeting to order at 5:00 p.m.

Minutes

Upon motion made by Mr. Mastrogiacommo and seconded by Ms. Oseasohn, it was VOTED to approve the minutes of December 9, 2020

Review of the following applications for funding.

Members reviewed the CPC Project Applications for FY 2022 Spreadsheet Revision No. 2, prepared by Mr. Mastrogiacommo and revised through January 4, 2021.

Open Space and Recreation

- 1) Title research and survey of Western Woods – Assessors Office
The Assessors will continue working with the attorneys. Upon motion made by Mrs. Thorne and seconded by Ms. Oseasohn, it was unanimously VOTED by roll call vote to approve \$25,000 for the continuation of title research and survey of Western Woods.
- 2) Friends of Manchester Trees – Tree Restoration
The Friends of Trees are proposing a total rehab of the trees around the Singing Beach parking lot. Excess funds can be spent on other projects to include but not limited to any other parks and recreation areas. Upon motion made by Mrs. Thorne and seconded by Ms. Oseasohn, it was unanimously VOTED by roll call vote to approve \$11,000 for Friends of Trees for tree restoration.
- 3) Design Work for Sweeney Park. The design is for a soccer field with artificial turf. \$68,375 is half of the total cost. The other half is in the capital budget. Conservation Commission permitting is included in the Study Phase. The new field could cost up to

\$2,000,000. It is in the Parks and Rec 5-year Financial Plan. They will also come to CPC for the actual work along with donations from others. CPA cannot fund the turf. Upon motion made by Mr. Burke and seconded by Mrs. Thorne, it was unanimously VOTED by roll call vote to approve \$68,375 for the CPA share of the Engineering Design subject to the Town providing an equal amount at Town Meeting.

- 4) Bathroom Preservation at Singing Beach. After discussion of whether to contribute \$5,000 each year or a larger sum all at once, and upon motion made by Mrs. Thorne and seconded by Ms. Oseasohn, it was VOTED by roll call vote to approve \$5,000 for Bathroom Preservation at Singing Beach.
- 5) 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. Ms. Oseasohn said the Conservation Commission cost would be relatively low if it is a “Request for Determination”. Mr. Daly said the Parks and Rec Committee is in favor of pickleball as there is a demand. Upon motion made by Mrs. Thorne and seconded by Mr. Burke, it was VOTED by roll call vote to approve the revised amount of \$75,000 for Pickleball Courts at Sweeney Park.
- 6) Automatic Defibrillators for Parks (5). The request includes installation of the defibrillators. Upon motion made by Mrs. Thorne and seconded by Ms. Oseasohn, it was VOTED by roll call vote to approve \$15,000 for five Automatic Defibrillators for Parks.
- 7) Landscape restoration at all parks, including Tuck’s Point and Masconomo. After a brief discussion, and upon motion made by Mrs. Thorne and seconded by Ms. Oseasohn, it was VOTED by roll call vote to approve \$20,000 for landscape restoration at all parks, including Tuck’s Point and Masconomo. Excess funds can be spent on other projects to include but not limited to any other parks and recreation areas.

Historic Preservation

- 1) Friends of Library
Historic Restoration of Landscaping at Library – Friends of Library. The cost to restore the landscaping to the original McKim design is \$25,000. The Friends of Library are asking for \$15,000. The Library will be responsible for the maintenance of the trees in the future. Upon motion made by Mrs. Thorne and seconded by Mr. Burke, it was VOTED by roll call vote to approve \$15,000 for Historic Restoration of Landscaping at Library
- 2) Harbormasters Office
Tuck’s Point Public Access Restoration. This would be a \$1,000,000 project. Harbormaster Pike said the real expense is in the pilings. The engineering firm will not sign off on anything that is bottom anchored that is on pilings. They have to drill into

bedrock and the pilings have to be steel. The ramp itself will be about \$50,000. The Rotunda will be a separate project. Upon motion made by Mr. Burke and seconded by Mrs. Thorne, it was VOTED by roll call vote to approve \$135,629 for the Town's share of an engineering study for restoration for Tucks Point Public Access Restoration Engineering study and design.

3) Harbormasters Office

Morss Pier – Engineering Study for Restoration. Harbormaster Pike said the State Harbor Advisory recommends that Manchester submit for a grant and supports the application. The Town's share would be \$33,000. The State Grant is \$132,000. Upon motion made by Mr. Burke and seconded by Mrs. Thorne, it was VOTED by roll call vote to approve \$33,000 for the Town's share of an engineering study for restoration for Morss Pier.

Community Housing

Affordable Housing Trust

Manchester Affordable Housing Trust Affordable Housing Initiative. The MAHT is applying for \$200,000. A consultant is working on Loading Place Road and the feasibility of the DPW site. Upon motion made by Mr. Burke and seconded by Mr. Kenney, it was VOTED by roll call vote to approve \$200,000 for the Manchester Affordable Housing Trust Affordable Housing Initiative

Administration Funds

The CPC is asking for \$20,000. What is not spent will be returned. Upon motion made by Mr. Burke and seconded by Mr. Kenney, it was VOTED by roll call vote to approve \$20,000 for Administration.

Mr. Burke reported that all funds except those for Sweeney Park will be available on April 2, 2021.

Discuss possible joint meeting with BOS or FinCom if needed

Mrs. Thorne and Mr. Burke will go before the Board of Selectmen and Finance Committee.

Liaison/Sub Committee Reports

Mrs. Thorne, Mr. Mastrogiacomo and Ms. Oseasohn are working on updating the Master Plan.

Ms. Oseasohn attended a site visit to look at Tucks Point as a member of the Conservation Commission.

It was suggested that a group visit the Pickleball site.

Mr. Mastrogiacomo reported the Planning Board will have a presentation on the 40-R by the MAPC consultant on January 11 and the public would have the presentation on January 12. The

Planning Board continues to work on the Housing Production Plan, Recodification of the Zoning By-law, and moving the responsibility for driveway/curb cut openings to the DPW.

Adjourn

There being no further business to come before the Committee, and upon motion made by Mrs. Thorne and seconded by Mrs. McDonald, it was Voted to adjourn. Adjourned at 6:20 p.m.

Submitted by,

Approved by the Committee on March 4, 2021

Helene Shaw-Kwasie
CPC Clerk

Sue Thorne
CPC Co-Chairman

Documents used at this meeting:

CPC Project Applications for FY 2022 Spreadsheet