



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

**Meeting of the Community Preservation Committee
May 12, 2022 – Virtual Via Zoom – 5:30 p.m.**

Zoom Meeting

<https://us06web.zoom.us/j/83143091757?pwd=T09Kdm9oNFVKQ21BaTErWmcxbjNUT09>

Meeting ID: 831 4309 1757 Passcode: 385364

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

Absent: Mark Weld

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

Review and approve previous minutes

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

CPA Surcharge Increase Discussion

Chairman Burke gave a brief history of the CPA in Manchester. The first year the surcharge was ½ of 1%. It was then raised to 1 ½% where it remained until April 2014. In 2014, Mr. John Donovan offered 8 acres of land in the LCD with an option for 31 acres to be used for athletic fields. Town Meeting approved the gift. CPC raised the surcharge to 3% subject to the Town voting. The Town vote did not reach the require 2/3 vote to accept the land, but the article for 3% surcharge passed. The 2015 Town Meeting voted to go back to 1 ½% where it has remained since.

Projects under CPC discussion include Sweeney Park and in the future the Rotunda. There will be an engineering project and it will be up to the town to decide whether they want to save the rotunda.

Members responded to Mr. Burke's request for comments as follows:

Mr. Kelley: There are too many comments to discuss.

Mr. Kenney: \$5 mil is a lot of money.

Mrs. McDonald: People would be very disappointed if the rotunda was gone;

Ms. Oseasohn: It would be important to look at design alternatives including putting it on the shore. We need to look at all the options.

Mr. Daly: Logically it does not make sense but emotionally it makes sense. There is a lot to look at.

Mr. Sabella: CPC started in 1999. It started with town icons. CPC should explore all possibilities. He will do whatever he can to help

Mr. Mastrogiacomo: He agrees with everything other members said including looking at other alternatives including funding sources. The harbor will be dealing with climate change.

Mr. Kelley: In the late 19th century it was the Elder Brethren who were instrumental in buying Tucks Point park from Rev. Bartol. The Chowder house was on the shore. Manchester Yacht Club was built and people could no longer see the harbor. The rotunda was built so people could see the harbor. It was almost twice as far into the water as it is now. There was no channel there at the time

Mr. Burke said the Rotunda was built in 1896 and restored in 2013. Recently the Town did a quick emergency inspection.

Town Administrator Federspiel said there will be some “bandaid” repairs. Engineering will look at options including putting it on land. A real storm could wipe it away.

Mr. Burke said he had met with Town Accountant Mainville. A 15 yr bond debt service would cost approximately 80-90k per yr per million borrowed . A 4 million dollar 15 yr bond would cost around \$360k per yr and a 5 million bond is estimated to be as much as \$450k per yr. With rising interest rates debt service could rise to 100k per yr per million for 15 yrs.

He presented a chart showing the percentage going from 1 ½% to 3%. At 3% the town could get a second and third match and an additional \$634,357. At 3% CPC would be in good shape to cover a \$5 million bond. Sweeney project could be included in bond with 3% surcharge. We would still have our current 1 1/2 % revenue for other ongoing needs. Add to that the \$634,357 if we go to 3%.

Members responded to Mr. Burke’s request for comments as follows:

Mr. Mastrogiacomo: Good idea but look at other funding sources as well.

Ms. Oseasohn: Continue to investigate design options and how we communicate with citizens.

Mr. Burke: A \$1million property would see a \$120 increase. We would need 2/3 vote to use increase for a bond.

Mr. Daly: Asked if around 2 and 3 every year would be consistent.

Mr. Burke: It is not guaranteed. It has been consistent based on the formula. If the State does not match the funds then there is no benefit to the Town.

Mr. Kenney: There are a multitude of variables. Many things factor into the decision

Mrs. McDonald: A lot of people are not aware of the CPA. Get someone with a strong background in PR to help.

Mr. Sabella: We need to get the word out to the people about what we have done at 1 ½ % and what could be done by raising the surcharge to 3%.

Mr. Kelly: 1) A CPA ballot committee which is going to cost CPA money cannot be used to support an increase. 2) Need 2/3 at the ballot which is where we lost the Donovan land. Can we change that at town meeting? 3) Town or CPA funds cannot be used to support or promote a surcharge increase

Mr. Burke: MBTS says simple majority at town meeting and 2/3 at the ballot. We would need 2/3 majority vote to bond over 1 million. Needs confirming.(see Mr. Federspiel's comments below)

Mr. Federspiel: There has not been a discussion but it can be changed. It is not an automatic 2/3 vote. It depends on what it is being used for. The ballot vote for approval is same as town meeting. Land projects require 2/3, not any bond over \$1 million.

Mr. Burke said the intent would be to get it to next year's town meeting and next year's ballot. If it is not land it would be 50% at both Town Meeting and Ballot.

Mr. Federspiel advised the Commission not to count on the rotunda to survive three years in its current condition.

Responding to Mr. Burke's request for advice, Mr. Federspiel recommended getting state funds through the CPC program because we get additional money from the State. The project will have a lot of community support. It makes sense to start talking about it once the engineering is completed and we have estimates. Target next spring town meeting to support increase in surcharge. All players need to be heavily involved - Selectmen, Finance Committee and Parks and Recreation.

Mr. Burke said 2014 it was not CPC that championed the Donovan land. A special committee did. CPC supported it. Selectmen, Finance Committee and Parks and Rec should champion the increase and we would be supported. We have Sweeney numbers and will have Rotunda numbers by early fall. It is better to get money from CPC. Those are discounted dollars. Taxes are 100% to tax payer.

Mr. Federspiel said wait to have engineering plans and numbers in hand. Use the winter to educate the Town.

Mr. Burke said he would have preliminary discussions with Parks and Rec Director Marshall. The application would come from the town and not just Parks and Rec.

At 6:30 p.m. Members McDonald, Kenney, Sabella left the meeting to attend other meetings. Mr. Mastrogiacomo left shortly thereafter.

Review town meeting vote
No action taken

Past/Ongoing CPA funded Projects - Maintenance

No action taken

Schedule Statutory Public Hearing Date in Sept. and begin discussing possible FY 24 applications

No action taken

CPC 5 yr plan update

No action taken.

Committee turnover/ Liaisons

No action taken.

Discuss Future Meeting Schedule

No action taken.

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

No action taken.

Schedule next meeting and adjourn

Not scheduled.

Adjourn

There being no quorum of CPC members remaining at the meeting, upon motion made by Mr. Mastrogiacomo and seconded by Mr. Burke, Mr. Burke declared the meeting adjourned at 6:30 p.m..

Submitted,

Approved by the CPC on September 21, 2022

Helene Shaw-Kwasie, CPC Clerk

March 10, 2022 Minutes