

Minutes of the Community Preservation Committee
August 15, 2019 – Town Hall

Present: Co-Chairman Jack Burke, Co-Chairman Sue Thorne, Members John Kenney, Sari Oseasohn, Ron Mastrogiacomo, Joe Sabella, Mark Weld
Absent: Rebecca Campbell, Sean Daly

Co-Chairman Sue Thorne called the meeting to order at 6:30 p.m.

Review Minutes

No minutes available.

Review Existing Projects

Mr. Burke reported on the Department head projects as follows:

Town Clerk received \$25,000 to protect original historic town documents. She reported that the project will be completed by end of 2019.

Administrative Costs. 5% of total amount, \$22,913 is available

Affordable Housing Project. CPC Transferred \$100,000 to the Affordable Housing Trust on August 15, 2019

Town Common Landscape Design. \$8,215.16 was carried forward and spent.

Town Common Rehabilitation Project. Of the \$100,000, \$10,115 has been spent. There is \$89,885 left for landscaping which will include new pathways and trees, and making Town Hall ADA accessible with funds that come from a different source. Tobias Wolfe is the designer.

Honor Roll. \$50,000 approved by a prior Town Meeting has not been spent. There will be some coordination between the Veterans Honor Roll Committee and the CPC. Mr. Weld said that the Veterans Honor Roll Committee got approval by the Conservation Commission this week and is on track now. They are hoping that will be done by November 2020. Conservation Commission requested pervious pavers instead of asphalt. Ron Mastrogiacomo said there is a maintenance aspect for pavers; they need a special vacuum cleaner.

Cemetery Restoration. The work has been contracted out. The encumbered amount is \$22,000. About \$12,000 has been contracted out to J & L Welding in Gloucester to take sections of the rod iron fence out of the cemetery and take back to the shop and rebuild them. *[N.B Name of cemetery or cemeteries would be helpful here.]*

Rotunda Restoration. There is an encumbered amount for \$7,700. In addition, some “punk” wood was found which will be replaced with pressure treated wood, and more work will be done.

Crowell Chapel. The windows have been done and a balance of \$800 remains.

Upon motion made by Mr. Burke and seconded by Mr. Weld, it was unanimously VOTED to return the \$800 balance and have the Town Accountant close out the account designated for the Crowell Chapel.

Harbor Master Office, Restroom and Utility Design for Reed Park, Masconomo. Mr. Sabella contacted the “Voke” about providing masonry, carpentry, and plumbing as a learning project. The Voke will contact Harbormaster Pike. Mr. Burke said they hope to hire a design engineer to look at the alternative sites and have meetings to decide where the building might go.

The Drone Sawmill Coastal Stream Survey. The project is one-third done. They hope to have it done by this fall. Mr. Sabella said there is a lot of debris in the brook near the Memorial School. Ms. Oseasohn said cleaning the brook will have to go before the Conservation Commission. Mr. Burke suggested that ConCom come before the CPA with an application. Ms. Oseasohn recommended that Mr. Sabella talk to Chris Bertoni.

Search for Unknown Owners of Land. Mrs. Thorne read a report received from Town Assessor Thompson who said extensive research has been done and will continue to be conducted to determine chain of title and ownership.

Dexter Pond Trail Improvement, Markers and Brochures. They have spent \$5,420.60 and they still need to spend another \$6,280 and feel comfortable returning to the CPC \$12,412.40.

Upon motion made by Mr. Burke and seconded by Ms. Oseasohn, it was unanimously voted to return \$12,000 from the account to the CPC general account.

Dexter Pond Preservation. The bridge at Dexter Pond was brought in under budget with a lot of volunteer labor and the walkway at Dexter Pond was cancelled because of flooding caused by beaver dams substantially altering the area and walkway.

Dexter Pond Preservation has a \$0 balance. Upon motion made by Mr. Burke and seconded by Ms. Oseasohn it was unanimously VOTED to instruct Town Accountant Mainville to close the account.

Restoration of Morss Pier. There is a balance of \$71,012 and encumbered amount of \$6,202.50 leaving available \$64,809.50. Mr. Burke has been told that there is a planned project for electrical work for \$17,000. Mr. Burke recommended that CPC keep \$24,809.50 and return \$40,000. They also got some grant money.

Upon motion made by Mr. Burke and seconded by Mr. Weld, it was unanimously voted to return \$40,000 to the general account.

Masconomo Park. Cheryl Marshall of Parks and Recreation reported that Landscape Architect Loli Gibson has submitted a plan for taking out raggedy bushes and planting other shrubbery. They are hoping to do that this fall. The \$8,650 is necessary.

Singing Beach

Parks and Recreation was given \$50,000 at Town Meeting and Cheryl will be finishing up buying picnic benches for Tucks Point. She bought Pickelball equipment and other things. There is \$5,000 for the Singing Beach Bathhouse. They will wait until after the season to replace some rotted wood and make an assessment for what might be needed for next year.

Beach Street Light Replacement. Mr. Mastrogiacomo said the light is tilted and the batter arms are bent. The Contractor will replace the arms, shim the pole so it is straight, and authorize \$3,000 credit to cover installation. Mr. Burke said he understands that there will be an invoice from the installer and the \$3,000 will more than take care of the installation. Mr. Mastrogiacomo said there was some talk about having a 375 banner made to hang from the arms. Mrs. Thorne recommended leaving the account open and paying for the 375 banner from the balance. It was the consensus of the Committee to advise the 375 Committee that the banner on the Singing Beach light would be paid for from the existing balance in the Light account.

Mr. Sabella asked if anyone asked for cameras to be installed at the Chowder House. Mr. Burke said it is not CPC purview; it has been brought up to the Police Department, Parks and Rec and Harbormaster.

Masconomo Parking Lot Entrance. It was the consensus of the Committee to leave funds in to maintain the parking lot entrance.

In Conclusion. Mr. Burke said we are returning \$800 from the Crowell windows; returning \$12,000 from Dexter Pond trail improvements, and \$40,000 from the Morss Pier project. Everything else is remaining the same.

Applications that have been received which anticipate there being a Fall Town Meeting:

Manchester Historical Museum has submitted an application for \$3,000 to repair interior water damage and would like to get the work done in December or January. The total cost of the project would be \$11,189 and they are asking for \$3,000 which is 50% of the \$6,000 for the wall repair, which is 27% of the whole project.

Upon motion made by Mr. Burke and seconded by Mr. Sabella, it was unanimously VOTED to approve \$3,000 from existing funds available for Manchester Historical Museum subject to there being an Fall Town Meeting.

Town Hall Common. Town Planner Sue Brown has submitted an application for \$215,000 for work on the Town Common. Landscape architect designer Tobias Wolfe was hired. The total estimate is \$415,000 for the entire project. CPA has already given \$100,000 and Sue is asking for \$215,000 additional at the October Town meeting.

Members discussed pavers versus asphalt. Pavers are proposed to be permeable precast concrete pavers. Pavers cost \$135,000 more than asphalt.

Members discussed the fountain which is still under review.

Mr. Weld said DPW Director Chuck Dam should be wholly accountable for the project and the execution. Mrs. Thorne said there are still a lot of questions that have not been answered.

Motion was made by Mr. Burke and seconded by Mr. Kenney to Approve the application of the Town of Manchester-by-the-Sea for the Town Common rehabilitation in the amount of \$215,000 subject to there being a Special Town Meeting in October, otherwise the application will revert back to the CPC for further action, and the money be made available immediately after Town Meeting. The motion was amended by Mr. Weld and seconded by Mr. Burke to add the words “subject to the total cost of the project shall not be in excess of \$415,000”.

Upon motion made by Mr. Burke and seconded by Mr. Kenney it was VOTED by a vote of 6 in favor and Mr. Sabella opposed to Approve the application of the Town of Manchester-by-the-Sea for the Town Common Rehabilitation in the amount of \$215,000, subject to the total cost of the project not being in excess of \$415,000, and subject to there being a Special Town Meeting in October, otherwise the application will revert back to the CPC for further action and the money will be made available immediately after Town Meeting.

Mr. Burke will talk to Nate DesRosier and Chuck Dam about keeping the total at \$415,000.

Mr. Burke said that on the CPA Coalition web site there is a discussion regarding increasing the amount of money of the surcharge that the Town will get. Last year was 13%. The Legislature gave the Towns \$10 million. This year the State put in \$20 million. Next year will be \$60 million.

Mrs. Thorne said that the current CPA Plan is for the years 2016 to 2020 and the CPC will need to look at it at a meeting soon

Mr. Burke said the annual CPC public meeting will be held on September 19, 2019 to start its annual application season and discuss past applications. All are welcome to attend.

The meeting adjourned at 8:01 p.m.

Submitted,

Approved by the CPC on Sept. 19, 2019

Helene Shaw-Kwasie
CPC Clerk