



OFFICE OF THE
Community Preservation Committee
TOWN HALL, 10 CENTRAL STREET, MANCHESTER-BY-THE-SEA, MA 01944-1399

Community Preservation Committee - January 13, 2022 – 5:30 p.m. - Virtual

Zoom Meeting

<https://us06web.zoom.us/j/87045498185?pwd=V09aL3JhWUMxVWxWMVI5NDFJQ1dBZz09>

Meeting ID: 870 4549 8185 Passcode: 177819

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

Absent: Joe Sabella

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

Review and approve previous minutes

Upon motion made by Ms. Oseasohn and seconded by Mr. Weld, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to approve the minutes of December 9, 2021 as amended.

Review applications received.

Friends of Trees Parks and Cemetery Plantings

Ms. Su-Yin Mittermaier of the Friends of Trees addressed the Committee. Regarding what the Friends of Trees plans to do with the \$11,000 left over from last year, and what the intent is for the new \$25,000, Ms. Mittermaier said they have spent \$4,000 of the \$11,000 and continue pruning and maintenance at Singing Beach Parking lot and will be planting more in Singing Beach Parking lot. The rest will be spent at Tucks Point. They are still formulating the \$25,000. Most will be spent next year at Rosedale Cemetery replacing trees. The Tree Warden advised them to plant in the spring. They are also considering Rosedale Extension where it meets Essex County Club. There are a lot of invasives they would take down and replace. They would also like to replace two trees in the high school parking lot and trees on streets around town. Friends maintain the trees for 5 years.

Upon motion made by Ms. Oseasohn and seconded by Mr. Kenney, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to approve the request of Friends of Trees for \$25,000 to come out of Fiscal 23 funding.

Pollinator Gardens

Mr. Kelly reported that the proposed Pollinator Garden would be a continuation of the existing garden next to the pump house on Lincoln Street. It will be run by ConCom, DPW and North Shore Garden Club.

Upon motion made by Ms. Oseasohn and seconded by Mr. Weld, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to approve the request of MBTS ConCom, DPW and North Shore Garden Club for \$20,000.

Manchester Affordable Housing Trust Affordable Housing Initiative

Mr. John Feuerbach of the Manchester Affordable Housing Trust reported the following: MAHT has been involved with Action providing rental and mortgage assistance in the amount of \$100,000 to between 15 and 20 households; they helped with acquisition of the Powder House Hill apartments; finalized proof of concept study plan of the three public housing sites for new units at the Pleasant Street site, worked with the Board of Selectmen on a letter regarding the 40B development on School Street, received non-binding support at Town Meeting for a draft RFP to issue in March 2022 to examine sites and put together a plan for engagement for the State DHCD. It is anticipated that it could be a year or two before they hear back from the State.

Mr. Weld said that Affordable Housing is one of the few areas where debt can be self-sustaining at the pre-level or the bonding level. He suggested bonding.

Mr. Feuerbach said that Loading Place Road affordable housing is town-owned but under State regulations.

Mr. Burke said that none of the income from the housing goes to MBTS. CPC funds cannot be used for the rehab of those buildings. CPC funds have to allocated for new housing.

Upon motion made by Mr. Kelly and seconded by Mr. Daly, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Kelly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to approve the request of Manchester Affordable Housing Trust Affordable Housing Initiative for \$200,000.

10% Statutory votes

Upon motion made by Mr. Burke and seconded by Mr. Daly, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to fund the applicable 10% statutory votes for Community Housing, Open Space and Recreation, and Historic Rehab.

Bike and Pedestrian Bike Racks

Upon motion made by Mr. Burke and seconded by Ms. Oseasohn, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to approve the request of MBTS Bicycle/Pedestrian Committee for \$7,000.

Causeway Brook/Sawmill Brook at Memorial School

Ms. Oseasohn reported that an RFP has been prepared to come up with an estimate to clean up the area near Memorial School and restore the brook from an ecological standpoint.

Upon motion made by Mr. Burke and seconded by Ms. McDonald , it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to approve the request of MBTS Conservation Committee for \$35,000 for Causeway Brook/Sawmill Brook Triangle Environmental Assessment and Wetland Restoration.

Western Woods Research / Conservation

Ms. Oseasohn reported that the project looks to identify rights of way to the area referred to as the Western Woods which includes over 6 miles of trails. Once identified, the rights of way would be mapped and marked with a physical marker. This project is important to protecting the public access to the Town’s open space.

Mr. Burke said the Assessors continue to do the title work Ms. Oseasohn will review the title search to see what is there.

Upon motion made by Ms. Oseasohn and seconded by Mr. Daly, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to approve \$7,500 for Open Space Western Woods Research.

Administration Funds

Upon motion made by Mr. Weld and seconded by Mr. Mastrogiacomo, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to approve the amount of \$25,000 for Administration Funds per CPA Statute.

Winthrop Field Drainage Project

The Winthrop Field Committee is asking for one-third of the total cost of \$30,000 to preserve and protect the drainage system.

Upon motion made by Mr. Weld and seconded by Mr. Mastrogiacomo, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to approve the \$10,000 for the Winthrop Field Drainage Project.

MHA Loading Place Road Doors and Windows

Mr. Burke reported that improvements to the MHA buildings on Loading Place Road are not a CPA allowable expense.

Upon motion made by Mr. Burke and seconded by Ms. Oseasohn, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to Deny the request for \$55,358 to replace doors at the MHA buildings on Loading Place Road.

The Secretary will advise Executive Director Fronteiro by mail.

Sweeney Park Fields

Sweeney Park Bathrooms

Pine Street Field

Members discussed the financing of the Sweeney Park projects and the potential of bonding which would be paid for out of future CPA funds.

The Town currently has a rating of AAA which is 2%. \$1million for 15 years varies.

Responding to what number at 1 ½% surcharge CPC members are comfortable with, Mr. Kelly was not comfortable; Mr. Weld said to go project by project; Ms. McDonald suggested looking back see what CPA paid on other big projects; Mr. Burke said Fiscal 23 capital improvement provides for \$500,000 from the Town and \$2.5 million from CPC; Ms. Oseasohn asked if CPC commits that amount each year, how much is left? Mr. Daly said CPC takes in 5% per year; could CPC allocate \$150,000 per year = 30% for 15 years? Mr. Burke asked if CPC could bond 1.6 million to 1.7 million and pay the rest out of CPC funds, the average annual income is \$550,000. Mr. Mastrogiacomo said CPC spent \$329,000 and has \$869,000 left.

Mr. Burke said that the Statute says CPC can only bond its surcharge money; the guarantee is surcharge of 1/12%. Kelly suggested raising surcharge.

Members discussed taking away \$500,000 for bathrooms and using the money for fields.

Mr. Daly will discuss this with Ms. Marshall.

7 p.m. Mr. Weld left meeting.

Mr. Burke said Town Meeting approves the bond. Anything over \$1 million needs 2/3 % at Ballot. He recommended starting the project with anything under \$1 million so there is no ballot and going for a bond of \$950,000; fund first phase of both fields next year vote to finish up the \$1.5 million and not have to go to the ballot.

Upon motion made by Ms. Oseasohn and seconded by Mr. Mastrogiacomo, it was voted by roll call vote with Members Burke, McDonald, Mastrogiacomo, Daly, Kenney, Oseasohn, Weld and Wood-Kelly voting in the affirmative to continue the discussion until the next meeting.

Adjourn

There being no further business to come before the Committee, and upon motion made by Ms. Oseasohn and seconded by Mr. Daly, by roll call vote with all members voting in the affirmative, it was voted to adjourn at 7:05 p.m.

Submitted,

Approved by the CPC on February 10, 2022

Helene Shaw-Kwasie, CPC Clerk