



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

**Meeting of the Community Preservation Committee
Community Preservation Committee Annual Public Hearing
September 21, 2022 – Virtual Via Zoom – 5:30 p.m.**

Zoom Meeting

<https://us06web.zoom.us/j/87023330861?pwd=MWZiSnJQT0d6Y3FYVHZSSHZuTmVsZz09>

Meeting ID: 870 2333 0861 Passcode: 448398

Present: Chairman Jack Burke, Members Joan McDonald, Beth Heisey, Sean Daly, Sara Oseasohn, Joe Sabella

Absent: Mark Weld, Ron Mastrogiacomo Christopher Wood-Kelly

Also present: Andy Oldeman, potential Finance Committee Rep who will replace Mark Weld

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

Opening Comments. Mr. Burke reported that the purpose of this meeting is the annual kick off meeting to begin discussions for 2024. The meeting is the official CPC annual statutory meeting required by and statute advertised in the local paper.

Open Meeting Law Rules. Mr. Burke cautioned that even as few as two members discussing a project is in violation of the Open Meeting Law. He cautioned against sending emails discussing a project.

CPC Mission and Objectives. Mr. Burke gave the history of the Town joining the CPA in 2005. The objective is to provide funding for Community Housing, Historic Preservation, Open Space, and Recreation

Statutory make up of committee: Community Preservation Committees have a minimum of 5 and a maximum of 9 members. MBTS has 9 consisting of 3 At- Large Representatives, Housing Authority Representative, Conservation Commission Representative, Planning Board Representative, Parks & Recreation Committee Representative, Finance Committee Representative, and Historic District Committee Representative.

Allowable Project Expenditures/ CPC website. There is a chart on the CPA website. 65% of towns have adopted CPA.

Database of previous projects-CPA state coalition website. This information is on the CPA website.

FY 23 report/ Projected Income/Ongoing and New Projects

Mr. Burke reported on last year's income and this year's income and state match money. He reported on matches to date. CPA is waiting for the Legislature and Governor Baker to agree on additional funds. State Senator Tarr and State Representative Ferrante are CPA advocates. Mr. Burke expects CPC will be looking at similar funds as in 2023. The 2022 Town Meeting supported the Pine Street field project. Engineers have said the Rotunda has two to three years left. It looks like it will cost \$5 to 7 million to raise the rotunda and parking lot.

FY 24 Potential Warrant articles for Town Meeting (Fall and Spring).

None have been received to date.

Applications (if any).

None have been received to date.

Possible increase in surcharge to 3%. Mr. Burke explained the benefits of increasing to 3%. The increase would be 114%. It would be one way to help the rotunda work happen. CPC will be hearing more. A bond would have to pass by Town ballot.

Public Comments.

There were none.

Committee representative reports.

Mrs. McDonald reported that there is an RFP out for the Manchester Housing site. Housing Authority and Housing Trust are on the same page. There is about \$900,000 in the Trust account. An anonymous donor gave about \$100,000 for short term help and \$50,000 came from the Trust

Mrs. Heisey reported that Manchester Housing has been meeting with the Manchester Housing Trust. The RFP is due October 24.

Mr. Daly reported that the pickleball courts are up and running. All ages are using them. Parks & Rec held a public meeting regarding the Pine Street field last week. It was primarily attended by residents who live in that area. Weston and Sampson has produced a plan and it is hoped that they will be breaking ground next year. It is being designed with ADA Standards. He said the defibrillators have been ordered but it is taking a while to get them in. When they arrive Parks & Rec will need to hire an electrician. He will have a better idea after next month about new projects.

Ms. Oseasohn reported that the RFP for the Sawmill Brook project has gone out. There was a little clean up that DPW said they would do. ConCom had a chance to look at the clean up and it looks good

Mr. Burke reported that the Assessors continue to work on the untitled property in the Western Woods.

Mr. Sabella reported that everything is going smoothly with the Historic District Commission. Chairperson Costello is doing a great job. He reported that Historic District Commission is trying to get Crowell Chapel and Rosedale Cemetery on the National Register. He would like to see Crowell used all four seasons and would like air conditioning for weddings.

Mrs. Heisey inquired about the status of the Housing Authority since the houses were not built with CPC funds. She said some of the windows are leaking.

Mr. Burke said the housing was state funded. If the repairs are to protect the people inside from harm there seems to be a loophole that funds would be acceptable. New windows and doors are not allowed just to upgrade more energy efficient products.

Mr. Oldeman reported that the FinCom will be meeting October 12. There is nothing to report at this time.

Mr. Burke reported that the library might need funds.

Any business not reasonably anticipated by chair

None.

Minutes

Upon motion made by Mr. Sabella and seconded by Mr. Daly, it was voted by roll call vote with Members Burke, McDonald, Daly, Oseasohn, Sabella voting in the affirmative, Heisey abstaining, and Weld, Wood-Kelly and Mastrogiacomo absent, to approve the Minutes of May 12 2022.

Fall meeting schedule (Zoom or In person). Mr. Burke reported that the CPC generally meets on Thursday at 5:30 p.m. but are open to moving. Mr. Daly reported that he will probably resign and have Parks and Rec consider who to appoint as their CPC rep.

There being no further business to come before the CPC and upon motion made by Mr. Sabella and seconded by Mr. Daly, it was unanimously voted by roll to adjourn. Adjourned at 6:30 p.m.

Submitted,

Approved by the CPC on November 17, 2022

Helene Shaw-Kwasie, CPC Clerk

Documents used at Meeting:
May 12, 2022 Minutes