



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

Meeting of the Community Preservation Committee – February 20, 2025 – Virtual. Meeting was recorded.

Present: Co-Chair Jack Burke, Co-Chair Joan McDonald, Members Joe Sabella, Dean Nahatis, Beth Heisey, Christopher Olney, Muffin Driscoll, Rosemary Costello

Absent: Sara Oseasohn, Joe Sabella

Staff Present: Marc Resnick, Director of Land Management; Helene Shaw-Kwasie, CPC Clerk

Co-Chair Burke called the meeting to order at 5:35 p.m. via Zoom. The meeting was recorded.

Review and approve previous minutes

Upon motion made by Ms. Heisey and seconded by Mr. Olney, by roll call vote with Co-Chairs Jack Burke and Joan McDonald, Members Muffin Driscoll, Dean Nahatis, Beth Heisey, Christopher Olney voting in the affirmative, and Rosemary Costello abstaining, and Sara Oseasohn and Joe Sabella absent, it was voted to approve the minutes of January 16, 2025 as edited.

Opening Comments

Mr. Burke reported that he had met with the Select Board to go over the CPC projects. The Select Board indicated that they would be supporting the projects.

He also met with the Finance Committee. Finance Committee member Morse expressed concerns about the \$200,000 for MAHT. Mr. Nahatis said that Mr. Morse's concern was about a specific property on Morse Court that had been passed up. The remainder of the FinCom expressed support. The vote was 6 – 1 in support and 7 – 0 on all other items.

Ms. Driscoll said the MAHT members share the frustration. To buy a property for \$1.5 million for two units does not make a lot of sense to the Trust.

Mr. Olney said Mr. Morse's intentions are good. A deal could be better. He could buy the property and come to the MAHT for some money.

Mr. Burke said a large majority of the people at last year's Town Meeting approved the \$200,000.

Ms. McDonald said she also feels frustrated. However, the purchase made no sense.

Mr. Nahatis would like to have assurance that the Affordable Housing Fund does not subsidize excessive developer profits.

Mr. Olney said the MAHT has been discussing projects with three non-profit developers.

-Review Late application from Town Planner/ Housing Production Plan (25k)

The request is to fund the re-write and update of the Housing Production Plan. The current Plan is valid until February 1, 2026. It will take about 6 months to update. The Census will be updated.

Mr. Resnick said the Housing Production Plan is used for planning for adding housing, identifying sites, a safe harbor. It is useful for housing grants. It shows intent in making progress.

Mr. Burke said CPC paid for the last plan 5 years ago. It is an allowable expense.

Mr. Nahatis said he had reviewed the last plan. \$25,000 seems reasonable for a consultant to update the existing template.

Upon motion made by Mr. Burke and seconded by Mr. Olney, it was unanimously VOTED by roll call vote with Jack Burke, Joan McDonald, Muffin Driscoll, Dean Nahatis, Beth Heisey, Christopher Olney, Rosemary Costello voting in the affirmative, and Sara Oseasohn and Joe Sabella absent, to approve \$25,000 to fund the re-write and update of the Housing Production Plan as approved by the Select Board and the Finance Committee subject to the CPC voting at this meeting.

-Review and ratify votes on previous applications and -Clarify which Fiscal Year funds come from

Upon motion made by Mr. Burke and seconded by Ms. Costello, it was unanimously VOTED by roll call vote with Jack Burke, Joan McDonald, Muffin Driscoll, Dean Nahatis, Beth Heisey, Christopher Olney, Rosemary Costello voting in the affirmative, and Sara Oseasohn and Joe Sabella absent, to ratify the previous votes including tonight's vote for Housing Production Plan and to pay for the following with existing funds:

\$50,000 for Singing Beach Bathhouse,
\$4,500 for Lifeguard Chair,
\$2,600 for a Mobility Mat,
\$35,000 for Cemetery Restoration,
\$5,000 for Restoration of Historic Police Dept photos,
\$50,000 for Library Window Restoration
\$25,000 Housing Production Plan update.

A copy of the vote will be given to Town Administrator Federspiel and Town Accountant Mainville.

-Discuss expected time frame for completion and any conditions of grants

The CPC anticipates that the projects will be done in a timely manner. The problem is not when a contractor is delayed. The problem is when the project just sits.

Mr. Olney suggested asking the Coalition if there is language we can use regarding deadline.

Mr. Burke will speak with Mr. Lumsden and Town Engineer Desrosiers regarding getting work done.

-Update 5-yr CPC plan by year end /Volunteers?

Mr. Burke reported that the 5-yr CPC plan this needs to be done by Spring 2026.

Ms. Costello volunteered to work on the Plan.

Mr. Burke said he would also ask Ms. Oseasohn.

-Other unanticipated business/Discussion only

Responding to Mr. Burke, Ms. Heisey said the Housing Authority is elected. Mr. Burke said the representative does not have to be a member of the Housing Authority.

He said Ms. Oseasohn will also be leaving the Con Com and therefore the CPC.

-Next meeting, March 20th...Town Meeting, April 28th

Adjourn

Upon motion made by Ms. Driscoll and seconded by Ms. Heisey, it was voted by roll call vote to adjourn. Adjourned at 6:20 p.m.

Submitted,

Approved by CPC on March 20, 2025

Helene Shaw-Kwasie
CPC Clerk

Documents used at meeting: Minutes of January 16, 2025
Spreadsheet prepared by Ms. Oseasohn.