



MANCHESTER-BY-THE-SEA

MBTA TASK FORCE • TOWN HALL
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MINUTES OF THE MBTA TASK FORCE

January 25, 2024

6:30 p.m.

Hybrid and In-Person Room 5

MEMBERS PRESENT: Chris Olney, Chair, Gar Morse, Sarah Mellish, Ann Harrison, Sandy Bodmer-Turner, Denny Hall, Richard Smith

Members Online: Sue Philbrick and Mike Pratt

MEMBER NOT PRESENT:

STAFF PRESENT: Town Planner, Marc Resnick, Task Force Admin, Gail Hunter, Communication Manager, Tiffany Marleta

GUEST: N/A

Call to Order – the meeting was called to order at 6:30 p.m.

- **Acknowledge Receipt of Correspondence:** Emails were received from Ms. Iovanni, Ms. Foley, and Mr. Rising. Ms. Harrison stated that Mr. Rising raised some interesting points in his letter and his letter should be replied to. The Task Force discussed the points in Mr. Rising’s letter and noted it was similar to the letter in the Cricket and it would be more difficult for a potential developer to buy up multiple small lots. Mr. Olney stated he would develop a reply, Ms. Philbrick stated we just replied. Ms. Mellish agreed, Mr. Smith disagreed. Ms. Mellish pointed out during the 40B Hearing ZBA had received more than 700 letters, and it was impossible to reply to all of the letters. Ms. Mellish suggested that the Task Force maintain a list of questions and answers on the website for residents to review.

- **Updated Schedule**

The schedule below was discussed and approved following the January 25th meeting due to a computer issue with the Outreach Subcommittee’s meeting earlier in the day the schedule was not available during the meeting. Mr. Olney is interested in developing a longer-range schedule to focus on the date the Task Force needs to submit to the State. Indicating he would like to aim for July 1, 2024 to get the initial proposal to

the State. Ms. Mellish asked how complete the initial presentation to the State needs to be. Ms. Innes replied the expectation is the first submittal to the State will be in draft form and that reasonable edits can be made to the document submitted. Noting that the State would not look favorably on the Town reducing the amount of possible development proposed in the Town. Preliminary discussion of when to engage the Planning Board took place acknowledging that the Planning Board will be busy with CST along with moving forward on the Task Force recommendations. Ms. Mellish stated that the information to the Planning Board should be specific with clearly stated reasons for not choosing some options and why the Task Force is recommending the proposal submitted. Ms. Harrison agreed.

Ms. Innes stated the date to get the draft proposal to HLC should be June 15, 2024 and the Task Force needs to work back from that date.



MBTA Task Force
Schedule.docx

- **Innes Analysis**



20240125 MBTS
Task Force I-r.pdf

Ms. Innes presentation is contained in the above PDF and the Task Force worked from the slide presentation and the large map which enumerated the proposed changes.

Ms. Delisio, 6 Lincoln Ave – Ms. Delisio suggested that the zones discussed by the Task Force relate more accurately to the zones defined by the Town. She also asked about the compliance guidelines and where she could locate the guidelines. Ms. Innes stated the compliance guidelines are on the State website. Ms. Delisio asked about increasing the affordable housing to 20% from 10% and if the Town has requested a financial feasibility study. Ms. Innes stated that RKG her partner firm could complete the feasibility study. Ms. Delisio asked if the models are standard. The models are defined by the State and standard.

Ms. Foley asked if the Town adopts proposed changes to MBTA zoning with changes does that need to go back to the State for approval. Ms. Innes stated that would need to go back to the State.

- **Reports from Outreach and Design Guidelines Subcommittees**

Ms. Philbrick apologized for the **Outreach Subcommittee's** computer glitch today. The meeting is scheduled for next Tuesday, January 30, 2024 at 10:00 a.m. She thanked everyone who was attempting to get into the meeting she was one also.

Mr. Smith stated that the **Design Guidelines Subcommittee** had their first meeting and were joined by Mr. Olney, Ms. Mellish, and Mr. Resnick. The Subcommittee has 4 architect consultants working and with the Subcommittee in 4 groups: character statement, reviewing existing guidelines, list of potential elements to be included, and collecting a set of street scaped that are representative of the Town.

- **MBTA Task Force Annual Report**



MBTA Task Force
Annual Report.pdf

- **Approval of Meeting Minutes –**

Ms. Bodmer-Turner moved to approve the meeting minutes for November 16, 2023, November 30, 2023 and December 7, 2023; Mr. Olney seconded the motion. The motion passed unanimously.

- **Public Comment:** Ms. Delisio asked why the Design Subcommittee is not on Zoom and why the Task Force does not include more of the golf course. The Design Subcommittee is an open meeting in Room 7 and that complied with the Open Meeting Law.

Any other Administrative Matters not anticipated in advance of the required 48-hour posting.

Adjourn *Mr. Morse moved to adjourn the meeting; Ms. Bodmer-Turner seconded the motion; the motion passed unanimously.*