

## Minutes of the MBTA Task Force Subcommittee on Communication and Outreach

**February 12, 2024**

February 12, 2024 10:00 a.m. Hybrid and In-Person, Room 7, Town Hall  
**MEMBERS PRESENT:** Sandy Bodmer-Turner, Gar Morse, Chris Olney, Susan Philbrick  
**STAFF PRESENT:** Tiffany Marletta, Communications Director; Marc Resnick, Town Planner  
**Call to Order:** The meeting was called to order at 10:08.

Discussion of the March 2<sup>nd</sup> Zoning Forum:

- Ms. Marletta will arrange pastries, room, screen, maps
- 1900 quote for GIS maps printed and digital for each district
- Will discuss splitting cost with Planning Board
- Mr. Resnick recommended that the Town invest in the maps
- Mr. Olney prefers showing each district separately
- Ms. Marletta recommends a run-through the day before

Discussion of the Manchester Club meeting on 2/15:

- After dinner, about ½ hour
- Short presentation with Q and A
- Bring ½ mile map and handouts

April Quarterly Newsletter:

- Include updated timeline
- Status update including districts considering
- Finalize newsletter mid-March

Town Meeting 4/24

- Updated handouts ready by April 10
- FAQ II
- Include new questions

Homework to finalize by 4/1: Questions of the Week:

- Q1. Why is the MBTA Task Force looking at certain areas of Town and not others? Answer has a focus on the size of developments we “want” to allow – Ms. Bodmer-Turner
- Q2. What is the Task Force doing to prevent MBTS from turning into “Rantoul Street” (catch phrase for a densely-packed, unsightly urban place? Focus on encouraging the smallest type of multi-family structure as that is consistent with the current fabric of the Town, e.g., we currently have many of these dwellings in Town. – Ms. Philbrick
- Q3. What is the Task Force doing to dictate what the downtown looks like going forward? -focus on process, role of PB, Select Board, ultimate decision by our citizens at Town Meeting. - Ms. Philbrick
- Q4. How can the Town control the height and appearance of both new and renovated residential buildings? Focus on design standards.- Mr. Olney
- Q5 Why is the Task Force not requiring affordable units? Focus: we are, explaining what we may make mandatory or incentivize and the process for implementing – Ms. Bodmer-Turner
- Q6 What areas has the Task Force rejected and why? Focus: too big, too prone to flooding, not protective of the Town’s water supply, not connected to water and sewer infrastructure. Possible properties discussed: Essex County Club, 4 lots in the triangle between Beach/Masconomo/Old Neck Road, Beaver Dam Road in LCD, Ashland Ave, Desmond, Brook - others – Mr. Olney

DIP update from Mr. Morse

- Ms. Dolan is conducting an informal survey re: additional residential units in Downtown

Environmental Outreach

- Mr. Olney and Ms. Hunter will tentatively schedule for March 7 Task Force meeting
- Purpose is two-way communication regarding Task Force progress and goals

Public Comment: none.

Next Meeting: February 26, 10:00 a.m.

Adjourn: The meeting was adjourned at approximately 12:00 p.m. Ms. Bodmer-Turner made the motion, and Mr. Morse seconded. Unanimous.