



MANCHESTER-BY-THE-SEA

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

March 14, 2024 6:30 p.m. Hybrid and In-Person Room 5

MEMBERS PRESENT: Chris Olney, Chair, Sarah Mellish, Ann Harrison, Sandy Bodmer-Turner, Richard Smith, Sue Philbrick and Denny Hall

Member Online: Mike Pratt

MEMBER NOT PRESENT: Gar Morse

STAFF PRESENT: Town Planner, Marc Resnick, Communication Manager, Tiffany Marleta

GUEST: Emily Innes, MBTA Consultant

Call to Order – the meeting was called to order at 6:32 p.m.

- **Further Analysis of Modelling**, Ms. Innes

Ms. Innes guided the Task Force through the presentation in the PDF below. The Task Force discussed the proposed Districts, asked specific questions, clarified points, and expanded a few of the areas presented by Ms. Innes. The PDF below is available on the MBTA website.



20240314 MBTS
Task Force.pdf

Following the presentation and discussion the Task Force took the following votes on proposed overlay districts.

Ms. Harrison moved to endorse Pine Street Option 2 as an overlay district for presentation to the Planning Board. Ms. Sandy Bodmer-Turner seconded the motion. The motion passed with 6 affirmative votes, 1 abstention and 1 negative vote.

Ms. Harrison moved to endorse Valentine/Summer Street as an overlay district, Ms. Mellish seconded the motion. The motion passed with 6 affirmative votes and 2 negative votes.

Ms. Harrison moved to endorse Summer Street as an overlay district; Ms. Mellish seconded the motion. The motion passed with 7 affirmative votes and 1 negative vote.

Ms. Harrison moved to endorse an overlay district in the area marked storage in the amount that is necessary to get to the necessary acreage; Ms. Philbrick and Ms. Mellish seconded the motion. The motion passed with 7 affirmative votes and 1 negative vote.

The Task Force is considering a Forum on what is being considered the “core district” Pine Street Option 2 which includes Morse Court, Elm St., and Powder House Lane. In addition to a Forum the Task Force will schedule a walking tour of the district.

Following the initial Forum other overlay districts will be discussed in a second Forum and a walking tour scheduled.

- **Discussion on Neighborhood Descriptions and Overlay District Selections**

Mr. Olney presented the Neighborhood Overview to the Task Force. Neighborhood descriptions are contained in the below PDF which is also available on the MBTA website.



Overview of
MBTS.pdf

The Task Force agreed to post Mr. Olney’s Overview to the website.

- **Report from Design Guidelines Subcommittee, Mr. Smith**



DG's Draft Text_JH
20240313_revA.docx

Attached is the draft text from the Design Guidelines Subcommittee. The subcommittee would like to understand what the Task Force is considering for the LCD and will work to create a separate plan for the LCD.

- **Report from Communications Outreach Subcommittee, Ms. Philbrick**

Ms. Philbrick reported that following the Zoning Forum resident’s thought they had learned a lot and suggested that the Task Force keep it simple and use consistent maps. FAQ’s are being update and will be ready for ATM.

One frequently suggested recommendation is for the Town to simply get rid of the MBTA stop. Cape Ann Political Action Committee materials were discussed. Ms. Marletta has copies and will provide them to interested members of the Task Force.

- Approval of Meeting Minutes – There were no meeting minutes to approve this evening.

- Next meeting March 21, 29024 for Design Guidelines Discussion

- **Public Comment:**

Rosemary Costello, 12 Bennett St. Ms. Costello asked what assumptions the Task Force was working with, indicating she was unable to locate them on the website. Ms. Marletta indicated that the assumptions are the Guiding Principles which are contained in the black box on the website.

Ms. Foley stated that she understood if the Task Force was creating a subdistrict, it was necessary to increase the amount of acreage. Mr. Olney indicated that was true for a very specific subdistrict but not for the subdistrict being proposed by the Task Force.

Mr. Mastrogiacomo, Chair of the Planning Board, requested the Task Force have a presentation during the March 25th meeting, with handouts. He stated that he did not think the Planning Board would abandon the work of the Task Force but would work with the Task Force moving forward.

Ms. Philbrick proposed joint Public Forums going forward. The Task Force and Mr. Mastrogiacomo agreed.

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

Adjourn *Ms. Mellish moved to adjourn the meeting; Ms. Philbrick seconded the motion; the motion passed unanimously.*