



MANCHESTER-BY-THE-SEA

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

March 28, 2024 6:30 p.m. Hybrid and In-Person Room 5

MEMBERS PRESENT: Chris Olney, Chair, Gar Morse, Sarah Mellish, Ann Harrison, Richard Smith, and Denny Hall,

Member Online: Sue Philbrick

MEMBERS NOT PRESENT: Mike Pratt and Sandy Bodmer-Turner

STAFF PRESENT: Town Planner, Marc Resnick, MBTA Task Force Admin, Gail Hunter

GUESTS: None this evening.

Call to Order – the meeting was called to order at 6:35 p.m.

Discussion of Overlay Districts



Zoning Districts.pdf

The Task Force started the meeting with a discussion of the proposed overlay districts. The first district discussed was the Newport Park, Pine Street, Morce Court, Elm Street and Powder House Lane District.

The Task Force discussed a concern stated by Ms. Iovanni in an email.

Mr. Olney clarified that incorporating Newport Park into an overlay district does not jeopardize the current Senior over 60 and Disabled under 60 status on the MHA property at Newport Park. If it were rezoned and limited to specific housing requirements those requirements might impact the property, which is not the intent of the Task Force.

The Task Force also discussed:

- ✓ Ms. Mellish stated that some of the lots on Pine Street are large but if the Task Force limited the number of units to 15 per lot that would address the possibility of overbuilding. Mr. Smith disagreed stating that he preferred to use sq. footage, and Mr. Resnick suggested limiting the number of units by limiting the massing of each building constructed.

- ✓ The State model was discussed. Mr. Smith has been using the Innes model; however, it is locked. He suggested asking Ms. Innes to unlock the model to allow the Task Force to use her defined parameters.
- ✓ Task Force members agreed they needed to do more with small lots with higher density buildings left to the LCD.
- ✓ There was agreement that additional density could occur around Powder House Lane and to use underlying zoning requirements in the overlay district with the exception of Newport Park and Powder House Lane.

Public Comment

Lorraine Iovanni, 20 Pine St. Ms. Iovanni requested that underlying districts remain the same. Did not understand why Ms. Innes was locking her Model. And she wanted to correct the record that 21 and 22 Pine St. are deed restricted. Ms. Harrison replied that deed restrictions do not impact overlay districts.

Sandy Rogers, 82 Old Essex Road, Ms. Rogers expressed concern that the Task Force was looking at lot size but not topography. Ms. Harrison clarified that the State maps exclude wetlands and do not exclude ledge or vertical challenges. Ms. Rogers added that she was concerned about height restrictions. Ms. Mellish stated that the height restriction in the LCD was 55’.

Sarah Pierce, 9 Friend St., Ms. Pierce asked about Morse Court stating most of the rental properties on Morse Court are owned by one family and could a developer buy those properties and develop them. Mr. Olney stated that would be possible, adding that would be possible to do that today. Ms. Pierce continued to ask if under MBTA zoning that would be possible By Right. It would be. Ms. Mellish cited all restrictions and steps that a developer would need to take to make that a possibility.

Ms. Harrison clarified that the MBTA Task Force can zone for areas that are subject to Conservation Commission restrictions. The site is then subject to Conservation Commission approval prior to construction.

Cathy Bilotta, 21 Pine Street, Ms. Bilotta asked about the gas station at lower Pine St. related to design guidelines indicating parking should be in the back. If that area is redeveloped she would like to see more pedestrian friendly walking defined for the area.

Marry Foley, 1 Pulaski Drive, Ms. Foley asked about accessory uses that are now allowed and would those uses be allowed under MBTA district zoning. Mr. Olney stated that he thought it would be difficult to not allow. Ms. Mellish clarified that accessory uses are only for owner occupied and owner owned businesses. Mr. Smith indicated that use would be unlikely to be allowed in a 100-unit building.

Task Force Discussion Continued

Valentine/Summer Street – Allen/Lincoln

Mr. Resnick shared 2 maps depicting the above areas. The maps are available on the MBTA website. The Task Force members had a preliminary discussion of this proposed area and will discuss the district at subsequent meetings.

Discussion of Development Concepts for LCD or Other Outlying Areas

Ms. Mellish supports identifying 7 acres close to Calben Property for possible development to limit the amount of land to be developed in the LCD.

The Task Force members have not yet reached full agreement on the number of acres to develop in the LCD versus the number of acres on the Town side of Route 128.

Sandy Rogers, 82 Old Essex Road, Ms. Rogers asked if there were any rules for developers to provide infrastructure to the proposed lots. Ms. Mellish stated that the Town had received a \$3.5M grant to extend water and sewer to the LCD. Ms. Mellish clarified that the current water main line will be enlarged if necessary and the sewer line to the LCD is new. Ms. Rogers asked if there were laws protecting new residential areas from Marijuana and Adult Entertainment areas. Ms. Harrison noted that the Town has laws in place to prohibit those businesses within a specific number of feet to housing, schools, and Churches. Ms. Mellish noted that none of these questions impact the compliance model.

Marry Foley, 1 Pulaski Drive, Ms. Foley asked about Marijuana Dispensaries and Adult Entertainment and the fact that the Town is squeezing both into a small area that may result in some problems. Ms. Mellish disagreed stating clearly that zoning allows it, and the zoning regulations are not being adjusted.

Ms. Foley suggested these changes could impact the State's 40B Decision. Ms. Mellish stated that the 40B Evidentiary Hearing was held on the 40B and what the State has before them is exactly what the State will make their Decision on. If there are changes to the LCD it is up to the Town to make those changes.

Discussion of Design Guidelines

The Design Guidelines proposed for the inside Route 128 are contained in the PDF below. Guidelines for the LCD will need to be developed separately.



Design Guidelines Draft.pdf

Mr. Resnick stated that Design Guidelines will become part of the Planning Board Site Plan Review process when finalized and approved. He added that this will be important especially for the LCD. And the Task Force is working with the Design Guidelines Subcommittee to develop standards specific to the LCD.

Discussion of Future Meetings

Mr. Morse expressed concern about the timeline for the Town submitting the application to the State for review. Ms. Smith stated that he understood that every HLC review was returned with comments which will put additional pressure on the Task Force and Planning Board.

April 4, 2024 – MBTA Task Force Public Forum
April 11, 2024 – Joint Meeting with the Planning Board
April 18, 2024 – Joint Meeting with the Planning Board
April 24, 2024 – Annual Town Meeting
April 27, 2024 – Public Forum at MHS

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

Public Comment: There was no additional public comment this evening.

Any other Administrative Matters not anticipated in advance of the required 48-hour posting. There were no additional matters to discuss.

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