



MANCHESTER-BY-THE-SEA

MBTA TASK FORCE • TOWN HALL
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MINUTES of the MBTA Task Force Joint with the Planning Board

April 18, 2024 6:30 p.m. Hybrid and In-Person Room 5

Task Force Members Present: Chris Olney, Chair, Gar Morse, Sarah Mellish, Ann Harrison, Sandy Bodmer-Turner, Sue Philbrick, Denny Hall, and Mike Pratt

Planning Board Members Present: Sarah Creighton, Laura Tenny, Mary Foley and MBTA Task Force members Chris Olney and Sue Philbrick

Member Online: MBTA Task Force Member, Richard Smith

Members Not Present: PB Members, Christine Delisio and Laura Tenny

Staff Present: Town Planner, Marc Resnick, MBTA Task Force and PB Admin, Gail Hunter

Guests: There were no guests this evening.

Call to Order – The meetings were called to order at 6:30 p.m.

Updated Schedule

Mr. Olney asked that the updated MBTA Task Force schedule be included with the meeting materials for this evening. The schedule in the PDF below is updated regularly and posted on the MBTA website.



MBTA-Task-Force-Schedule 4.16.24.pdf

Discussion of Neighborhood Descriptions and Overlay Parameters



Draft Zoning Parameters for Districts.pdf

The attached Draft Zoning Parameters have been developed and refined over time. Through working with the State model and available Assessor's data.

There are 4 primary and 2 subdistricts defined in the State model:

Pine Street/Newport Park and Powder House Lane
Beach Street/Sea Street
Allen Street/Lincoln Street
Beaver Dam Road (LCD)

Mr. Renick discussed each district, defined the parameters and how the choice of districts fit into the State model, complied with the State mandate, and fulfilled the Town's need to met 37 acres MBTA zoning districts.

The Task Force and Planning Board discussed and reviewed the proposed districts. There was some consideration of what Developers could propose within the outlined districts. Mr. Hall stated that economies of scale do not work well for a developer working with fewer than 100 units. Smaller developments are more likely to occur within the half-mile radius of the train station.

The Task Force and Planning Board are considering three studies to support their work. Financial Impact Study, Propensity for Change, and a study to expand the basic 10% affordability to 20% affordability for developments.

Discussion of Design Guidelines



Design Guidelines
Draft.pdf

The proposed Design Guidelines are a draft document. Mr. Resnick has suggested that the guidelines become part of the Planning Board Site Plan Review process. This discussion and further refinement of the proposed guidelines will occur as the process moves forward.

Report from Communications Outreach Subcommittee

Ms. Philbrick reported that the Communications Outreach Subcommittee is planning a second Forum at the MHS, Learning Commons for April 27, 2028. The Task Force FAQs will be updated, zoning districts will be further defined with maps of the districts. Ms. Innes will participate and discuss the State's MBTA Communities Zoning Law (MGL Ch. 40A, Section 3A)

Next Steps

The Task Force working with the Planning Board will develop a zoning proposal with complies with the MBTA Zoning Law. This proposal will be reviewed by the Planning Board prior to being forwarded to the Select Board to be placed on the Fall Special Town meeting Warrant.

Over the next six months the Planning Board and Task Force will continue to hold in person and virtual Public Forums regarding the proposed MBTA Zoning Districts.

Approval of Meeting Minutes

Mr. Morse moved to approve the MBTA Task Force Meeting Minutes for March 28, 2024; Ms. Philbrick seconded the motion. The motion passed 8 – 1 with Mr. Pratt abstaining.

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

Adjourn

Mr. Olney moved to adjourn the MBTA Task Force meeting; Ms. Philbrick seconded the motion; the motion passed unanimously.

Ms. Philbrick moved to adjourn the Planning Board Meeting; Mr. Olney seconded the motion; the motion passed unanimously.