

Minutes of the MBTA Task Force Subcommittee on Communication and Outreach

April 26, 2024

April 26, 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, Director of Land Management; Gail Hunter, Administrative Assistant

Call to Order: The meeting was called to order at 10:12 a.m.

Minutes Approved: Minutes for the following subcommittee meetings were unanimously approved: February 26, 2024; March 11, 2024; March 27, 2024; April 11, 2024; and April 16, 2024. Mr. Morse made the motion, and Mr. Olney seconded.

FAQs were distributed at Town Meeting and will be available at the upcoming Forum.

April 27th MBTA Zoning Public Forum.

- Ms. Marletta has arranged for doors to open at 8:45 a.m. She will test computer compatibility later today.
- Laughing Gull will provide refreshments. Ms. Creighton will pick up.
- Ms. Creighton will prepare the slides which will be reviewed by Mr. Olney and Ms. Marletta.
- Mr. Morse will emphasize that the MBTA zoning overlay districts actually provide property owners in the districts with more rights, opportunities, options than under current zoning.
- Ms. Philbrick added that neighbors are nervous about abutting properties.
- Ms. Bodmer-Turner will emphasize the positive aspects of additional multifamily housing.
- Ms. Hunter suggested that the Task Force emphasize that the total volunteer hours that have been expended in putting this puzzle together demonstrates the breadth and scope of the Task Force's work.
- Mr. Morse emphasized that the Task Force is listening to public comment and has incorporated changes based upon input/feedback received.
- Ms. Marletta remarked that the Task Force did not choose this Law but is creating the best solution possible.
- Mr. Resnick and Mr. Olney laid out the order of speakers and their topics: Mr. Olney, Ms. Innes, Mr. Resnick.
- All subcommittee members suggested edits and revisions to one-page chart. Copies available for all attendees.
- Current zoning by-law should be available for reference, along with zoning chart.
- Breakout tables for each district: Ms. Bodmer-Turner will cover Sea Street to Beach Street; Ms. Philbrick will discuss Allen to Lincoln; Mr. Olney will cover Pine Street; and Mr. Morse will discuss Beaver Dam Road.
- Ms. Innes will provide large-scale maps for each district for use at breakout tables.

Ms. Olney suggested that the next Forum should cover the Design Guidelines. Ms. Philbrick is concerned that HLC may not accept Design Guidelines that apply solely to MBTA zoning overlay districts.

Mr. Olney explained that this could be managed through Site Plan Review, but the Task Force should clarify this with Ms. Innes.

Ms. Bodmer-Turner led a discussion regarding future “density walks” for each district. Pros and cons.

Next meeting: April 27th Public Forum, 10:00 a.m.

Public Comment: none.

Adjourn: Ms. Bodmer-Turner moved to adjourn, and Mr. Olney seconded. Unanimous.