



MANCHESTER-BY-THE-SEA

MBTA TASK FORCE • TOWN HALL
Manchester-by-the-Sea, Massachusetts 01944-1399
Telephone (978) 526-6405 FAX (978) 526-2001

MINUTES of the MBTA Task Force Joint with the Planning Board

May 9, 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, and Denny Hall

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, Task Force Member, Mike Pratt

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

Guests: There were no guests this evening.

Call to Order

Mr. Olney moved to call the Task Force meeting to order at 6:35 p.m. Ms. Creighton called the Planning Board meeting to order at 6:36 p.m.

Discussion of Overlay Districts and Zoning Parameters

Mr. Resnick presented the updated District Zoning Parameter Chart noting there were no changes to Allen Street to Lincoln Street and Beaver Dam Road. Pine Street there were two changes, one change to increase the density and another that reduces the area and Newport Park to Powder House two parcels were deleted to meet the density requirements. Additionally, LCD has a unit cap of 100 with a max of 4 units for Sea Street and 5 units for the Pine Street subdistrict. All changes have been input on the Zoning Parameter Chart on the MBTA Task Force website.

Additional points discussed for clarification included:

- Parking
- Setbacks
- Height of structures
- Building and impervious surface coverage
- Zoning Parameters only apply to MBTA multifamily housing.
- Additional stories in Newport Park, Powder House, and Elm Street districts
- Capacity
- SHI and AMI

- Assure Public Review

Discussion of Design Guidelines

Current design guidelines are on the Town website under MBTA Zoning. Mr. Resnick has suggested that design guidelines for MBTA Overlay Districts become part of the Planning Board Site Plan Review. Ms. Foley suggested that the Planning Board is more than capable of managing the design guidelines without the assistance of architects.

Approval to Conduct Feasibility Study to Increase Affordability to 20%



RKG_Proposal
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Following discussion and clarification that the Feasibility Study was not part of the original agreement the Planning Board voted.

Chris Olney moved to approve funding to Conduct the Feasibility Study, Ms. Philbrick seconded the motion. The motion passed with 3 Planning Board members voting affirmatively and 1 member abstaining.

Report from Communications Outreach Subcommittee – Ms. Philbrick

Ms. Philbrick reported on the Forum held April 27, 2024. The Forum was reasonably well attended. There was some concern expressed about size of units. Residents from Sea Street/Tappan Street area were concerned about number of stories and asked for notification if there were to be changes. Residents generally objected to the State imposing regulations. Residents present complimented the Task Force around the quality and professionalism of the work of the Task Force. Next Forum May 23, 2024, virtually.

Approval of Meeting Minutes

Mr. Morse moved to approve the MBTA Task Force Meeting Minutes for April 11, 2024; Ms. Philbrick seconded the motion. The motion passed unanimously.

Mr. Morse moved to approve the MBTA Task Force Meeting Minutes for April 18, 2024; Ms. Philbrick seconded the motion. The motion passed unanimously.

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.