



# 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 16, 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, 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 Mary Foley, Task Force Member, Mike Pratt

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

**Guests:** Emily Innes, Consultant

---

### Call to Order

Ms. Olney called the MBTA Task Force meeting to order at 6:37 p.m. Ms. Creighton called the Planning Board meeting to order at 7:02 p.m.

Working with Ms. Innes Task Force and Planning Board members discussed and edited the proposed Zoning By-Law for 40A. The PDF below contains the red line edits resulting from that discussion.



20240519  
Memorandum - Draft

Review MBTA District Parameters – the District Parameter Chart is in the attached PDF and was edited during the discussion.

### Public Comment

Mr. Gates, 2 Desmond Ave. – Mr. Gates suggested that the developers could add additional living space in existing structures by converting 2.5 story buildings into multifamily housing.

Sarah Pierce, 9 Friend Street – Ms. Pierce stated that “from the get-go Mr. Olney has been scaring residents with a possible Lawsuit.” She also asked if Mr. Olney would allow Public Comment during Town Meeting. Mr. Olney assured Ms. Pierce Public Comment would be allowed during Town Meeting.

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

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