



MANCHESTER-BY-THE-SEA

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

October 7, 2024

6:30 p.m.

Hybrid and In-Person Room 5

Task Force Members Present: Chris Olney, Chair, Gar Morse, Sue Philbrick, Sarah Mellish, Sandy Bodmer-Turner, Denny Hall, and Richard Smith,

Planning Board Members Present: Sarah Creighton, Chair, Sue Philbrick, Chris Olney, Gordon Brewster, Peter Morton, and Mary Foley

MBTA Task Force Members and Planning Board Member Not Present: Ann Harrison, Mike Pratt, and Laura Tenny

Staff Present: Director of Land Use, Marc Resnick and Admin, Gail Hunter

Mr. Olney called the MBTA Task Force meeting to order. Ms. Creighton called the Planning Board meeting to order.

Update on MBTA Zoning Proposal (State Review and Revised Language)

<https://www.manchester.ma.us/DocumentCenter/View/5275/MBTA-Letter-on-Final-Guidelines-for-3A-of-Zoning-Act>

Mr. Resnick shared the above letter from the State regarding the Town's submittal for proposed Zoning Changes to comply with State Law 40A Section 3A. He additionally indicated that he and the Town's consultant, Ms. Innes, had met and developed edits to address the recommendations proposed by the State. Additionally, the MBTA Task Force had met and discussed edits. The final proposed edits are incorporated in the PDF below.



MBTA Zoning
Update 10.4.24.pdf

The Board and Task Force discussed the following:

- Accessory Uses
- Beaver Dam Road
- Economic Feasibility (20% Affordable justified and approved by the State.)
- Acknowledged zoning for only 559 units

- Definitions
- Compliance guidelines
- Subdistricts
- Structured Parking
- Dimensional Requirements for Beach and Sea Streets and Allen and Lincoln
- Lot Coverage and Setbacks
- Division of Land
- By Right Developer Apply for Variance

Following discussion, it was concluded that Mr. Resnick would make edits to the final document for presentation and discussion at the Planning Board Public Hearing on October 28, 2024 at 7:00 p.m.

Ms. Philbrick moved that Mr. Resnick would make edits prior to the Public Hearing on October 28, 2024 at 7:00 p.m. Mr. Olney seconded the motion. The motion passed with 6 Planning Board members voting yes and one Planning Board member voting no.

Ms. Creighton commended the MBTA Task Force for their work on behalf of the Town.

Public Comment – There was no Public Comment this evening.

Adjourn

Mr. Olney moved to adjourn the meeting of the MBTA Task Force and the Planning Board. The motion was seconded and approved unanimously.