

Consideration of a 40R Smart Growth Overlay District

Timeline of Events - 2019 through 2020

- The 2019 Master Plan recommends the Town study the option to create a 40R Smart Growth Overlay District in the LCD.
- January 15, 2019 – Representatives of BOS, FinCom, ZBA, PB and MAHT, as well as town staff met with DHCD representatives Bill Reyelt and Elaine Wijnja who gave an overview of the 40R Program and answered questions.
- June 19, 2019 – a Smart Growth Overlay District Assessment Team met to discuss the opportunities of a Smart Growth District in the LCD and agreed that this could be a viable option for encouraging development in the LCD. The group further agreed that the PB should vote on moving forward as the PB would be responsible for proposing the Zoning Bylaw. Assessment Team:
 - Loren Coons - PB
 - Christina Delisio - PB
 - Gary Russell - PB
 - Sarah Mellish - ZBA
 - Greg Federspiel, Ginny Thompson and Sue Brown (town staff)
 - David Lumsden - ConCom
 - Chris Olney - MAHT
 - Becky Jaques - BOS
- September 24, 2020 – The PB hosted a public forum to discuss the 40R Program and assess potential support. DHCD Representative Bill Reyelt presented and answered questions. About 30 residents attended.
- January 13, 2020 - the Planning Board voted to move forward with studying the feasibility of a 40R District in the LCD.
- May 2020 – Technical Assistance confirmed and contract signed with MAPC allowing LCD/40R Feasibility Study to begin.
- June 15, 2020 – BOS meeting – Greg Federspiel provided overview of the LCD/40R Feasibility Study – Board agreed Becky Jaques would be liaison to PB for this project and represent the BOS on the 40R Working Group established to assure cross board communication on the project.

- July 27, 2020 – PB voted to have Gary Russell be the PB representative on the 40R Working Group.
- August 4, 2020 – Site Visit Consultant and Town Planner
- August 19, 2020 – Working Group met with Consultant and Town Planner to review project objectives, scope and schedule and discuss outreach and communication strategies. Working Group:
 - Gary Russel – PB
 - Becky Jaques – BOS
 - Michael Pratt – FinCom
 - Joe Puopolo – ConCom
 - John Feuerbach – MAHT
 - Brian Sollosy - ZBA
- September – Project Web Page Created www.manchester.ma.us/731/40RLCD-Study and link to www.mapc.org/resource-library/Manchester-by-the-sea-40r/
- September 24, 2020 – First Public Forum, Presentation, overview and a focus on Visioning, around 70 attended. (presentation and Q&A document posted)
- Sept- Oct 2020 – Visioning Survey – 228 Respondents (results and summary posted)
- Oct 5, 2020 – Downtown Business Member Focus Group (summary posted)
- Oct 14, 2020 – Boards and Committees Focus Group (summary posted)
- Oct 22, 2020 – Working Group met with Consultant and Town Planner to review results of Visioning Survey.
- Oct – Nov – Consultant interviewed landowners (summary posted)
- December 8, 2020 – Draft Design Standards submitted – shared with PB, members of the 40R Working Group to distribute to their Boards and posted on 40R website.
- December 14, 2020 – Draft Design Standards on PB Agenda