

### **Traffic**

1. What are the effects on the School and Pleasant St intersection (157 units vs 120 units)?
2. Is guest parking spaces shown adequate?
3. School bus waiting area?
4. Should a subsequent traffic study be performed after 80% occupancy and compare to original?
5. What will the traffic impact be at the Sanctuary driveway entry on School St and the Prospect St/School St intersection?
6. What impact will the proposed additional cars have on Singing Beach, Tucks Point, MBTA lot, surface parking, etc.?
7. What is the definition of "significant impact" –page 24 of the parking study?
8. Is "Old School Street" a potential means of egress for the proposed development?
9. What is the tipping point that would require a traffic light at any location in town?
10. What information was provided by MBTS to SLV regarding traffic?

### **Environmental**

1. What design enhancements can be used to protect water shed?
2. Can we use Eco friendly blasting material due to proximity to water supply?
3. What are the threats to subsurface water flow during the blasting process both from the process itself and exposure to the environment while the site is raw and open, and how can we be certain they will be reduced to acceptable standards?
4. Can a 3rd party hydrological consultant establish the parameters to use, based on site observations and existing data, for the proponent's hydrologist to use when they do their extensive future study.
5. Can sediment-laden stormwater runoff be controlled effectively during post-construction operation of the facility and what recourse do we have if systems and measures that are put in place are not followed? Can they be obliged to periodically test the runoff or groundwater in the area for conformance?
6. How can we be certain that Best Practices will be followed during the long time period of construction and what can we do if they are not?
7. How many gallons of sewage are estimated?
8. How many gallons of water are estimated?
9. What is the Town of Manchester's water capacity?

### **Design**

1. Are there alternative economically feasible building configurations that should be considered?
2. Are their aspects of the proposed project- increased density, simplified review, encroachment on some sensitive areas, etc. that the town might offer in return for concessions in the plan that might benefit the town?

Questions for Peer Review Consultants  
Offered by Members of the Planning Board

3. Are there energy savings investments and green technology that should be considered that might benefit the project over time?
4. What changes can be made in the architecture to make the structures more in keeping with a NE town?
5. What changes can be made to the schematic design of the project so that it is more human-scaled and reflects in some manner our historic New England town?
6. Why so big?
7. Why are we not considering this a Large Project? Why are we not beginning at 136 units and negotiating from this number?

**Other:**

1. What are the long term financial impacts of building a structure this large in Manchester?  
~~Additional Police and Fire Staff and pensions, equipment, adequate water supply?~~
2. The Board requests Peer Review of Design when appropriate.
3. The Board submits Gary Gilberts letter regarding design for consideration.

**Traffic**

Full Town traffic study

Traffic volumes (weekday and weekend; mornings and evenings; summer and winter); vehicle delays at intersections; increase in traffic volume due to construction

Intersections of concern - School/Atwood, School/Pleasant, School/Lincoln, School/Central, 128 on/off ramps and School, new driveway/School

Parking Study - downtown parking, Singing Beach parking, School parking, Masconomo parking, Sweeney parking, Train parking, Tucks Point parking.

Street parking - School Street, Pleasant Street

Site Traffic Study - adequate parking, flow of traffic on site

Impact on Town roadway capacity

Traffic safety

Stoplights

Impact on current infrastructure

**Blasting**

Environmental impact/concerns

Animal effects

Water supply contamination impact - Perchlorate

Nearby structural damage (Who carries Insurance for this?)

Liability concerns

Safety

**Stormwater**

Conservation Commission must ensure full compliance with Stormwater Standards

November 23, 2020

Questions for Peer Review Consultants  
Offered by Members of the Planning Board

Construction period pollution preventions and erosion and sedimentation control

Downstream flooding

Hydrological assessment

Operation and Maintenance Plan

Catch basins, water quality, infiltration system, outlet control structure, outfall, culverts, salt application

**Flood Plain**

Runoff issues

Excess water issues

Fill requirements

No increase of water/flooding

**Architecture**

Bulk/Size/Height

Character of Manchester

Sustainable design



Strategic Ventures has submitted a schematic architectural design for review and it will definitely go through many design revisions, but as they do so I encourage them to really look at the precedent photos that they themselves submitted to us and try to make use of the lessons one can learn from the historic elements they illustrated with regard to the use of building massing, scale and the use of materials that produce a human-scaled project that looks and feels like home. Their current design appears more as an anonymous commercial building that falls far short of the goals their precedent photos seem to imply. This generic design could equally be placed in Dallas, Texas or just about anywhere else rather than in our quaint little New England town. I believe that EMBARC, their designers, can modify their design approach and produce a handsome place-specific project that welcomes their residents home and compliments the precious character of our historic New England village and can still do so in a modernist way using modern materials. To be clear, I am not suggesting they use actual historic architectural elements, but rather that they use the lessons these old compositions teach us of scale and massing. It is a design challenge that, judging from their firm's impressive portfolio of housing projects, I believe they can accomplish. To get to this end, I suggest that we the Pl. Bd. recommend the town hire an outside design consultant to review this project and to counsel with EMBARC Studios.

To be a bit more specific, the handsome building they show on page #11, that I would guess appeals to most people who look at it, is successful because it uses a whole slew of design techniques to break down its massing and scale. It has a stone base which sets it into its site, a wooden shingle middle and a varied top composition using a variety of roof dormers. It also has a tower and a 1-1/2 story bay that connect to the main 2-1/2 story building. Using all of these elements they produce a human-scaled residential feel to the building that is attractive.

The current design proposal by EMBARC has little of this. It has a roof line that is hardly broken up at all. The bays in the very long structure are around 40 to 80 feet in width, the size of a single-family home. They did not take advantage of opportunities to pull out stair towers, or blocks of rooms, or other design elements to reduce the sense of massiveness of the project and create a sense of human-scale. Their materials are not sufficiently explained so that we can get a sense of how they will achieve any sense of scale out of the project. This can be done using contemporary materials and done in an interesting way if successful. I believe that their designers are skilled enough to rework their composition using techniques learned from historic architecture, that they themselves seem to embrace, and produce a place-specific design that belongs in Manchester-by-the-Sea and produces a result that we are all proud of.

Gary Gilbert





# MANCHESTER-BY-THE-SEA

CONSERVATION COMMISSION • TOWN HALL  
Manchester-by-the-Sea, Massachusetts 01944-1399  
Telephone (978) 526-4397 FAX (978) 526-2001

## MEMO

TO: Board of Selectmen  
FROM: Steve Gang, Chair Conservation Commission; Sari Oseasohn, Vice Chair  
DATE: 11/12/20  
RE: 40B project, Shingle Hill, List of Conditions

The Conservation Commission was asked to provide a list of conditions regarding the 40B project proposal from its unique point of view as the local implementer of the State Wetlands Protection Act & Regulations (310 CMR 10.00) and local Wetlands Bylaw (Article XVII General Wetlands Bylaw, and its Regulations) Having discussed conditions at a public meeting on 11/10/20, commissioners provide the following comments:

- The Commission will not know the definitive project proposal until a Notice of Intent under the State WPA and local Wetlands Bylaw has been filed.
- An Abbreviated Notice of Resource Area Delineation (ANRAD) has been filed with the Commission and is currently being reviewed. The wetland delineation will be peer-reviewed prior to issuing the Order of Resource Area Delineation (ORAD) confirming wetland boundaries. (Note: this process was followed for the Memorial Elementary School Project.) The owner of the parcel has agreed to pay for this peer review.

In addition to the comments above related directly to the Commissions responsibilities under the State Act & local Wetlands Bylaw, the Commission notes the following from general good practices for conservation:

- There is value in protecting the forested uplands for filtering water prior to entering the downgradient watershed habitat.
- What is the sustainability of the project? Has a green infrastructure / energy efficiency been considered? Conventional approaches to construction may have impacts on affordability (e.g., a high monthly energy bill could negate the reduced rent.)

- Passive solar and wind technologies should be considered in designing a hilltop project.
- Light pollution should be minimized.
- Noise pollution should be minimized.
- Consider providing pedestrian access/egress in the overall vehicle access/egress plan.
- Be mindful that runoff from site ultimately makes its way into Sawmill Brook (a perennial stream) when designing stormwater management BMPs.
- Onsite septic systems need to operate 100% to protect groundwater from seepage and ultimately reaching the surrounding wetlands and entering the Town water supply.
- Be sure to negotiate sufficient time to conduct thorough expert peer reviews on environmental and other important impacts.
- The parcel is large (23 acres at least). The Commission would like the developer to consider not developing the entire parcel and placing a significant portion of it in a Conservation Restriction. Also to consider funding CATS (Cape Ann Trail Stewards) to create and maintain walking trails that connect to the MECT trail network



**To: The Honorable Board of Selectmen, Town of Manchester-By-The-Sea**  
**From: The Sustainability Committee**  
**Date: 11/24/2020**

**Regarding: The Proposed 40B Development on School Street**

The Manchester by the Sea Sustainability Committee supports the creation of additional affordable housing in town, but has specific concerns regarding the construction of a large new residential building. Acting in its role as an advisory body to the Board of Selectmen, the Sustainability Committee respectfully submits this Memorandum outlining sustainability measures of priority to be considered for inclusion in the proposed 40B development:

**Materials, Construction and Certifications:**

1. The following certifications should be considered:
  - LEED certification or Enterprise Green Communities Certification
  - Zero Energy Ready Home (DOE)
  - Fitwel certification

**Energy:**

2. Solar panels for on-site energy generation and reduction of electricity costs for tenants.
3. Passive solar building and landscape design.
4. Charging stations for electric vehicles, and infrastructure for easily expanding the number of charging stations in future.

**Water:**

5. Complete a study on the estimated total water usage for the building and grounds, to ensure that Manchester's existing water supply can meet anticipated increases in demand.
6. Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's non-potable water needs.
7. Landscape with native plant species that won't require ongoing supplemental watering.

**Waste Management:**

8. Provide separate receptacles for each residential unit and in common areas for trash, recycling, and compost. Provide separate bins on-site for residents' trash, recycling, and composting disposal, and contract with local services for appropriate disposal. Provide educational materials to all tenants on correct recycling and composting procedures.

Health & Community:

9. Provide on-site outdoor recreation spaces for exercise and play for adults and children - sport court and/or exercise area, children's play equipment - to be open and accessible to the public during daylight hours.
10. Community garden space on-site for building residents.
11. Annual contribution to costs of shuttle/bus service in Manchester for access to the commuter rail, beach, and downtown Manchester.
12. Provide space for shuttle/bus pick-up & drop-off at the main entrance.
13. Bike racks and bike lanes on-site.
14. One-time contribution to assist in funding bicycle and pedestrian-friendly improvements connecting the development to nearby recreational areas and downtown Manchester.
15. Landscape with pollinator-friendly native plants.
16. Prohibit use of toxic herbicides and insecticides on-site.

This partial list does not take into consideration the other environmental factors that have been addressed by other boards, committees, and organizations, such as stormwater runoff, impact on wildlife, and water quality protections.

On Behalf of the Sustainability Committee,

Alison Anholt-White, Chair

Carley Cook, Member

Dana Menon, Member

Su Mittermaier, Member

Leigh Sharfe, Member

Allison Ste. Marie, Member

Nadia Wetzler, Member

November 11, 2020

To: Manchester Board of Selectmen

From: Manchester Essex Conservation Trust

Subject: 40B project, Shingle Hill, upper School Street, preliminary review of Strategic Land Ventures  
“Local Initiative Program” application

Manchester Essex Conservation Trust (MECT) writes to urge that the Selectmen do all within their legal rights and power, appropriately applied, to specify a set of conditions to be included in your preliminary review letter to the applicant. We see a number of conservation values important to both MECT and the Town as a whole that need protection in regard to this highly intrusive project, which may be summarized as habitat protection in and around the project area, and water quality protection in nearby wetlands, Sawmill Brook, a large aquifer lying beneath Cedar Swamp, and the municipal watershed.

There are multiple significant threats that have gone unaddressed thus far by SLV, as identified in our letter to you dated October 7, 2020. These most important are:

- Destruction of habitat, including “hilltop removal”
- Impervious surfaces and control of stormwater runoff
- Non-point pollution, i.e., herbicides, pesticides, fertilizer, hydrocarbons, and road salt
- High volumes of treated effluent from on-site wastewater system
- Light, noise, and air pollution proximate to Cedar Swamp and Cathedral Pines, from both on-site traffic and the facility itself
- Visual impact from the building
- Impact of blasting and other construction activities
- Pedestrian and bicycle access to site
- Elimination of road salt for ice melting.

We ask that the Town take a proactive approach at this early stage of review to ensure protection of natural and municipal assets, by requiring that SLV include the following for public review (we include items required by statute):

- Massachusetts Endangered Species Act (MESA) study of the project area, by independent consultant
- Mass. DEP permitting of waste water plant. Required of developer.
  - Third party review paid for by SLV
- EPA NPDES permit for construction stormwater. Required of developer.
  - Third party review paid for by SLV
- DEP standards for storm water management with Conservation Commission review per the state Wetlands Act. Required of developer.
  - Third party review paid for by SLV
- Hydrology study required for effluent and storm water. Required of developer.
  - Third party review paid for by SLV
- Construction management plan.
  - Third party review paid for by SLV

- Photometric study to assess visual impacts
  - Third party review paid for by SLV
- Specification of organic landscape and turf products and environmentally friendly road de-icing agent
- Provision of pedestrian sidewalk and bicycle access to Town, and bicycle storage on site
- Expanded traffic study

There is one additional consideration identified in our October 7 letter: the opportunity for SLV to integrate truly sustainable design practices to reduce negative impacts on the environment, to enhance the health and comfort of building occupants, and further to reduce consumption of non-renewable resources. The LIP Application could be a community and educational model, notably by committing to LEED construction standards and practices.

We are thankful for the opportunity to be heard and trust that you are giving full consideration to these comments and those contained in our October 7 letter. Please note that we are continuing to review the technical content and the 40B application process and expect to have additional opportunities for input into the Town's review of the application.

On behalf of the Board and our membership, and respectfully,

Michael Dyer  
President, MECT

CC: Conservation Commission, Planning Board, Town Planner

## Greg Federspiel

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**From:** Catherine Creighton <catherinelcreighton@gmail.com>  
**Sent:** Tuesday, November 17, 2020 4:05 PM  
**To:** Eli Boling; Becky Jaques; Ann Harrison; John Round; Jeffery H. Bodmer-Turner; Greg Federspiel  
**Subject:** 40B Proposal Feedback

Dear Selectwomen and Selectmen,

Thank you so much for your service to this town. Yours is a big job and I am thankful for your work. When I moved to Manchester a couple of years ago the level of civic involvement and volunteer work really inspired me, but with two babies it was hard to get involved. Now that my youngest has just turned four and is in school part time I have slightly more flexibility. So it was with great joy that I volunteered at town hall for early voting and also at the high school on Election Day. Witnessing the 'behind the scenes' effort that goes into making the election operate smoothly was eye-opening, and I was so grateful for our wonderful town clerk. This is just a long winded way of saying I really admire the sense of civic responsibility in this town and truly appreciate all that you do.

Like many other citizens, I have deep concerns about the 40B proposal specifically and town planning generally. The current proposal fills the letter of the law but not the spirit of the law. The proposal in no way addresses the actual number of units our town needs, and it makes no effort to integrate housing into the fabric of this town. The developer is doing his job - proposing a massive development and using a 40B loophole to push it through. He's doing it on a wetland site, and the proposal will dramatically increase the town population and expenses, all the while with minimal increases to the town revenues.

**Manchester needs more time to study this proposal.** Current residents need more time to review the proposal, to grapple with its implications, and to weigh in. Environmental studies need to be conceived and executed. You, as a group, need to give yourselves the time and space to consider this very major proposal and what it truly means for this town. Maybe there is an alternative proposal we might cobble together to consider, maybe not. Maybe we need this project but we can work with the developer to negotiate the look and feel. Maybe the environmental concerns are so great, or the financial ramifications so grave that the town simply cannot proceed in a friendly 40B fashion. Whatever the answer, it seems irresponsible, obscene really, to think that all of this can happen and a LIP issued by early January. We are in the midst of a pandemic. Parents are working multiple jobs - their full time jobs and as then at home as school teachers. People are distracted and anxious. It feels like the developer knows this, and it trying to push your timing in a moment where the full attention of our town is elsewhere.

Last but not least, my sense is also that the town needs to hire an outside negotiator. Maybe you already have. I was under the obviously mistaken assumption that the town counsel was providing strategy advice as opposed to helping to interpret the law. It was evident to many on the call that this group doesn't have the skill set to negotiate with a sophisticated 40B developer. If that feels like a criticism please know that it is not: I don't think anyone expects any of you to have twenty years of 40B negotiating experience and this feels like an *incredibly* specific skill set that requires an outside hire. This is certainly a skill set and vocabulary I can't pretend to have. But it felt like we were talking about making small updates to Sweeney Park in exchange for introducing a development that will massively alter the character of our town - not to mention all the other concerns! I think we need to have someone evaluate what other towns/constituents have been able to negotiate - just top of mind, thinking of the Friends of the Public Garden and their 'settlement' with the Millennium Tower developers.

I know much work you are all doing and I am grateful. Thank you for your incredible commitment to this town.

Catherine Creighton  
6 Ashland Ave  
603 674 0192



## Greg Federspiel

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**From:** Sonja Nathan  
**Sent:** Thursday, November 12, 2020 5:02 PM  
**To:** Greg Federspiel  
**Subject:** FW: 40B

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**From:** Sonja Nathan  
**Sent:** Thursday, November 12, 2020 4:09 PM  
**To:** Eli Boling <Boling@manchester.ma.us>; 'Becky Jaques' <jaquesb@manchester.ma.us>; 'Jeff Bodmer-Turner' <bodmerj@manchester.ma.us>; Ann Harrison <harrisona@manchester.ma.us>; John Round <roundj@manchester.ma.us>  
**Subject:** FW: 40B

FYI

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**From:** Bob Meahl <[rfmeahl@comcast.net](mailto:rfmeahl@comcast.net)>  
**Sent:** Thursday, November 12, 2020 4:05 PM  
**To:** Sonja Nathan <[nathans@manchester.ma.us](mailto:nathans@manchester.ma.us)>  
**Subject:** Fwd: 40B

For Round

Sent from my iPhone: Robert Meahl

Begin forwarded message:

**From:** Bob Meahl <[rfmeahl@comcast.net](mailto:rfmeahl@comcast.net)>  
**Date:** November 12, 2020 at 16:00:11 EST  
**To:** "E. Boling" <[bolinge@manchester.ma.us](mailto:bolinge@manchester.ma.us)>, Arthur Steinert <[steinerta@manchester.ma.us](mailto:steinerta@manchester.ma.us)>, Jeffrey Bodmer-Turner <[bodmer@manchester.ma.us](mailto:bodmer@manchester.ma.us)>, John Round <[round@manchester.ma.us](mailto:round@manchester.ma.us)>  
**Subject:** 40B

Gentlemen,

Unable to attend Meeting this evening. My comments follow.

One: we should not treat/present proposal as a "done deal" as though we are locked into it.

Two: in any possible deal BOS might support, need to show value of deal to Manchester voters and have their informed support.

Three: BOS must use informed and disciplined thinking in dealing with developer proposal. Our experience with this kind of deal limited. Should consider getting outside expertise in state/local review process/politics & project analysis including improvements and modifications thereto. Go and show stopper conditions need be defined and used aggressively in negotiations; this means preparation.

Four: you need active support of town and to get it you need to inform them of project and its issues; like infrastructure impacts, (roads-train-parking-water-sewage-school - etc.) environmental issues, trade offs that have to be lived with, and tax impacts on all of us. Quantification!!

Five: in short what is the value of this to the town. If it's not there then oppose the project up and down the line with grounded reasons.

Hope this helps. Bob Meahl

Sent from my iPhone: Robert Meahl



7 Hidden Ledge Road  
Manchester, MA 01944  
November 9, 2020

Board of Selectmen  
Town of Manchester-by-the-Sea

Dear Selectpersons,

Topic: **40B Project on Shingle Hill**

Unfortunately I am not able to attend the meeting on the Shingle Hill project at 6:30 pm this Thursday. As a result I am writing this letter. My comments are as follows:

**Scope of Project.** This is a very big project for this town. It will increase the population of Manchester by 7 to 10% or possibly even more depending on the size of the apartments. Like many others in town I am in favor of more low income housing in Manchester but a project this big strikes me as too much at once for our small town. Something at half or even two thirds the proposed size would be far more appropriate and would present far less of a strain on our infrastructure. That the state would look favorably on additional low income housing is understandable but approving a project this large in a town our size would seem to be punitive. I would hope the state boards would be more reasonable.

**Blasting.** The building site is largely ledge. With an underground garage under the apartments there will be considerable and protracted blasting involved. Blasting across the highway has a bad history in Manchester. Many years ago such a project caused damage to homes and their content along Mill Street. Lee Thomas was spokesman for a committee of people from Mill Street with the goal of stopping the blasting. I am not familiar with how their goal was achieved but I know that the blasting was curtailed as a result. In the case of the Shingle Hill development, the blasting will be closer to homes on North School Street and Hidden Ledge Road than was the case in the Mill Street situation and the blasting will be far more protracted. For all of us who live here our homes are our single largest investment. The builder should agree ahead of time to pay for repair of any damage produced by the blasting. In the case of structural damage to homes the owners should have the choice of either repairing the damage or having the builder buy the property at the town's assessed value for the property.

**Water and Sewer.** Cape Ann has many blessings but abundant fresh water isn't one of them. Moreover, for this area of the country climate change seems to mean summers of protracted heat and drought. Several years ago it was necessary for Gloucester to tap into water in Cedar Swamp and Sawmill Brook to supply their water needs. The pipe ran next to Utopia Farm on the north side opposite Shingle Hill. The water and sewer needs of the Shingle Hill project seem unclear. It is possible that water will be provided by a well. Regarding waste water if they are planning to use a large leaching field to handle the waste water, it would seem that avoiding contamination of Cedar Swamp and Sawmill Brook, which lie along Shingle Hill, would be problematic at best. There are already concerns about surface runoff water carrying contaminants into the swamp. If they hope to use Manchester water and sewer, this would place an extra

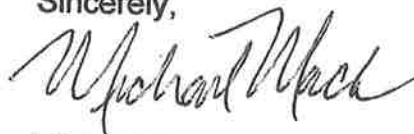
burden on the town's water supply and sewage treatment plant neither of which would seem to possess excess capacity. Both have suffered concerns in the past.

**Traffic.** Traffic on upper School Street is already heavy. When driving it is frequently difficult to get out of Hidden Ledge Road and crossing School Street as a pedestrian often depends on the kindness of drivers to stop and let you cross. The middle of the road pedestrian sign attests to this traffic. The sign by Hidden Ledge Road was flattened by drivers so often that the town has removed the sign. Three stop signs or a blinking light would be needed for the extra traffic at this location and no doubt other locations on School Street going into town.

**Town Income.** As a resident of Manchester for 47 years I am aware of the hopes that commercial properties might be placed in the area of north School Street to provide more income for the town. However, as noted earlier this development is very large in terms of added population and that will place burdens on the schools, the police, and the fire department to name a few. Additional teachers, police and firemen would certainly be needed. The reality of extra income would seem unclear. Moreover should Sawmill Brook become contaminated would we be forced to provide sewer coverage for the apartment complex? Should their water supply prove to be inadequate would we need to provide water? Are there other contingencies that we will need to cover for the complex that have been overlooked? Unlike the commercial properties the town envisioned, this one comes with many added expenses.

**Conclusion.** As the father of a youngster living in low income housing I certainly favor low income housing and low income housing for Manchester. The Shingle Hill development is too big, it is located in an environmentally sensitive area, it will require extensive blasting which may endanger our homes and it will add severe burdens on our town. Other lands east of School Street and north of route 128 would seem to be available. Those lands are flatter, avoid the environmental sensitivity of Shingle Hill and would seem more appropriate. I would be enthusiastic of an apartment complex on those lands at half or even two thirds the size (in apartment units) of what is proposed but the present proposal I do not support.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Mack", written in a cursive style.

Michael Mack

## Greg Federspiel

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**From:** Becky Jaques  
**Sent:** Sunday, November 8, 2020 11:43 AM  
**To:** Eli Boling; Jeffery H. Bodmer-Turner; John Round; Ann Harrison; Greg Federspiel  
**Subject:** Fw: 40B concerns

Did anyone else receive this email? Who should be the one to respond, or should I as it was sent to me?

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**From:** E Alt <lizalt8800@yahoo.com>  
**Sent:** Saturday, November 7, 2020 7:58 AM  
**To:** Becky Jaques <jaquesb@manchester.ma.us>  
**Subject:** 40B concerns

Hello Becky,

I am writing to express my concern over the new 40B development proposal.

I do not believe we have the infrastructure to support potentially 157 new families in Manchester. What will the impact be on the parking downtown, the beach access, the train station? What will the impact be on the school and class sizes? The school does not have the ability to accommodate the potential exponential increase in student population.

School street itself is another huge concern. The road is already vastly more congested than it was ever intended to be. It is a falsehood to believe that adding 800 plus trips a day to this road is not going to have an impact on the traffic or on traffic accidents. In addition, the idea that a "welcome packet" to inform residents of the public transportation options is going to encourage people to use it is a joke. We well know the majority of people will use their own personal vehicle. So children and pedestrians trying to walk along this street, not to mention those that live on it, will be subjected to increased pollution and danger. And I can tell you first hand many drivers do not obey the 20 mph speed limit. At the very least, maybe the entrance/ driveway needs to be on Pine Street as this is not only a larger road but would spread out the problem.

What about the impact on the environment and the conservation land? How many more people will be using those trails? As the MECT president mentioned, Michael Dyer, what about stormwater runoff, contaminants, wastewater treatment and impacts on the conservation land due to light, noise and traffic? This is one of the gems of living in Manchester and we will see a significant and detrimental impact on this area.

If only 40 of these 157 units are actually designated to be 40B why are we adding almost 4x that amount? It's much more feasible to absorb 40 families in Manchester. So why hasn't there been a discussion about other options to incorporate 40B housing? Why is this the ONLY solution? This will change the character of this town infinitely. I think the town needs a solution based on the character, traditions, infrastructure, and quality of life of this town.

Sincerely,  
Elizabeth Alt



## Greg Federspiel

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**From:** Sonja Nathan  
**Sent:** Thursday, November 5, 2020 10:18 AM  
**To:** Eli Boling; Becky Jaques; Jeffery H. Bodmer-Turner; Ann Harrison; John Round  
**Cc:** Greg Federspiel  
**Subject:** FW: proposed 40B project

FYI

-----Original Message-----

From: Rebecca Campbell <rbgcampbell7@gmail.com>  
Sent: Thursday, November 05, 2020 10:15 AM  
To: Sonja Nathan <nathans@manchester.ma.us>  
Subject: proposed 40B project

Hi Sonya,  
Please would you pass this along to the Board of Selectmen?  
Thank you,  
Rebecca

Dear Selectpersons,

First, thank you for your service. You have a lot on the docket right now.

I am writing in reference to the proposed 40B project because it seems, with Covid, that there is little chance of any sort of public forum or opportunity to convene. It seems, in fact, that this whole project is occurring behind the "screen" of Covid, and that we Manchester residents are going to come out of this contagion and find that there is a massive cookie cutter-style building looming over the town and 10% more residents. What a surprise!

I, and many of us, have so many concerns that I hardly know where to begin. Yes, I think everyone would agree that we need more affordable housing. But, there are already some sites within the town as opposed to a massive, segregated site on upper School Street, far away from public transportation, amenities, etc. Perhaps Newport Park should be demolished and rebuilt with higher density, more efficiencies and up to code. We do, after all, own the land there. There is also The Plains, Loading Place Road and the old DPW site.

With the addition of 500 or so more people to the town, I am very concerned about water supply. I grew up on the No. Shore and have watched town after town embrace unfettered development, and most of these towns are now suffering from water shortages...not just during summer months, but year round. I am also worried about run-off and contamination of our water supply.

In the aerial plan of the proposed project, the leaching field was not indicated on the plan nor the sewage treatment plant....it only showed the building surrounded by forest...very misleading.

I also listened to the Fire Chief express concern that he would need five (!) more firemen to cope with such a massive structure. Who is going to pay for that? And the schooling of many more children? I have heard that each child will be supported by an extra \$3K annually from the Commonwealth. Clearly, the majority of the educational expense will be borne by the taxpayers.

I am concerned about traffic as congestion is already an issue on School Street (not to mention downtown area) in the mornings and evenings. I am concerned about more stop lights required for this influx of vehicles...esp. since this project requires vehicular transport as it is so far from public transportation.

I am concerned that this project will cost taxpayers, and will not benefit the town, other than fulfilling requirement for affordable housing units.

I am concerned that such a massive and unattractive structure will not enhance our town, but will be a blight on it. At night, it will look like a small city. By day, it appears (from renderings and superimposing design on existing photos) to

resemble all the large, ugly buildings that one sees along Rte. 128. Is this what we want for our charming, beautiful town? Are we really being good stewards of this town?

Surely, the developer will benefit from the construction of this project, but will the town? I am also wondering who will manage this place after it is built?

I feel as though this project is a large meteor hurtling towards us and there is so little time to grapple with all the issues and to try to manage it to our best advantage. I wonder about the time schedule with Covid playing such a big role in disrupting opportunities for public engagement and information.

Again, my thanks to you for your work. I trust you will be the best stewards possible under very trying circumstances.

Rebecca G. Campbell

9 Old Neck Road

## Greg Federspiel

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**From:** susan halpern <sdhalpern@hotmail.com>  
**Sent:** Wednesday, November 4, 2020 7:36 PM  
**To:** Greg Federspiel; Eli Boling; Sue Brown  
**Subject:** Re: 40B project

Hi all -

I appreciate the prompt reply sent by Greg. Since receiving the Conservation survey, I have begun to thin about those open spaces pictured on the map. I wonder how sacred those spaces currently remain, given the likelihood of one of them being impacted by the 40B project.

I am also confused about how this 157 unit project will satisfy our need of 120 units of low income housing. I recall the presenter stating that the 39 units designated as low income would qualify as 120 units in the context of this project. How can that be? If we need to allow for 120 units and we agree to this project, it looks like most of the project should be low income, save 37 units at market value.

Thanks for attending to more questions,  
Susan Halpern

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**From:** Greg Federspiel <federspielg@manchester.ma.us>  
**Sent:** Tuesday, November 3, 2020 4:02 PM  
**To:** susan halpern <sdhalpern@hotmail.com>; Eli Boling <Boling@manchester.ma.us>; Sue Brown <browns@manchester.ma.us>  
**Subject:** RE: 40B project

Hello Susan,

Thanks for writing. Your concerns are shared by many. See below for responses. The biggest challenge we face here is that, in the end, the state is very likely to approve the proposed 40B project despite local desires to the contrary. Thus, just saying no will likely be ineffective. We can try to guide the project to better fit our needs and gain various mitigating measures through the so-called "friendly" 40B process.

Please let us know what additional questions you may have.

Regards,

Greg

Gregory T. Federspiel

Town Administrator

Manchester by the Sea

Town Hall, 10 Central Street

Manchester by the Sea, MA 01944

Office: 978-526-2000

Fax: 978-526-2001

Email [Federspielg@manchester.ma.us](mailto:Federspielg@manchester.ma.us)

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**From:** susan halpern <[sdhalpern@hotmail.com](mailto:sdhalpern@hotmail.com)>

**Sent:** Monday, November 2, 2020 10:33 AM

**To:** Eli Boling <[Bolinge@manchester.ma.us](mailto:Bolinge@manchester.ma.us)>; Sue Brown <[browns@manchester.ma.us](mailto:browns@manchester.ma.us)>; Greg Federspiel <[federspielg@manchester.ma.us](mailto:federspielg@manchester.ma.us)>

**Subject:** Re: 40B project

Hi Eli, Sue and Greg,

Thanks for slogging through my questions that arose during the Zoom meeting about the 40B project. They are as follows, with their order indicating my priorities:

1. I am very concerned about the impact of construction and a large complex located so close to Cedar Swamp and other protected MECT properties. Has an environmental impact study been completed, and what were the findings? These studies have yet to be done. The State's Department of Environmental Protection will require that the development meet high standards of no net impact on the wetlands/swamp. The Town will ask for similar requirements.
2. How can the remainder of the holdings of the 40B property remain forested if a leaching field has to be included on that property? The leaching field and access to it will occupy a relatively small area of the remaining land which can remain forested. Some 18+ acres of the 23 acre parcel will remain forested.
3. Does this project have to be so big, especially in the context of the other proposed 40R project. The size of the project is a topic for negotiations that the Selectmen and the ZBA will be undertaking.
4. Will blasting have to occur to build on a plateau? How will this affect the adjacent MECT? Blasting will likely be required. We hope to insist on using blasting chemicals which do not pose a threat to drinking water and will ask DEP to insist on the same. The site is large enough that any impacts from blasting should be contained on the property.
5. There were several proposals for affordable housing on the table which were much smaller in scale. Can any of these accommodate the town's requirements so that we can avoid this hulking 5 story building constructed on an elevated plateau? This is not keeping with any of our current structures or the esthetic of the town. The Town needs an additional 120 or so units to meet the 10% threshold necessary to prevent a private developer from going forward with a 40B project. While these smaller projects are still worthwhile to pursue, at this point they cannot be used to stop the current proposal. Efforts will be made to scale down the proposal and to create a design that is more in keeping with the existing architecture in town.



Thanks for your attention to my questions/  
Susan Halpern  
3 Bell Court  
Manchester MA

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**From:** Eli Boling <[Boling@manchester.ma.us](mailto:Boling@manchester.ma.us)>  
**Sent:** Monday, November 2, 2020 12:16 PM  
**To:** susan halpern <[sdhalpern@hotmail.com](mailto:sdhalpern@hotmail.com)>  
**Subject:** Re: 40B project

Susan,

You can send them to the following people:

Sue Brown (town planner): [browns@manchester.ma.us](mailto:browns@manchester.ma.us)  
Greg Federspiel (town administrator): [federspielg@manchester.ma.us](mailto:federspielg@manchester.ma.us)

Between Sue and Greg, any technical questions you might have will be answered. We will be collecting concerns from residents as we move through the negotiation process and will use them to help guide our priorities. There will be a limited set of concessions that we may be able to get from the developer. Feedback from residents will help us choose which concessions we lobby for.

You can also send concerns to me. If you want them forwarded to the entire board, I will do that. I will make sure that concerns sent to me are also included in the aggregated list we will be maintaining.

-Eli

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**From:** susan halpern <[sdhalpern@hotmail.com](mailto:sdhalpern@hotmail.com)>  
**Sent:** Friday, October 30, 2020 8:42 PM  
**To:** Eli Boling <[Boling@manchester.ma.us](mailto:Boling@manchester.ma.us)>  
**Subject:** 40B project

Hi Eli-  
Thanks for running such an informative meeting. I have many questions/concerns. Who do I direct them to?  
Thanks,  
Susan Halpern

Sent from my iPhone



## Greg Federspiel

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**From:** marilyn.kobus@gmail.com  
**Sent:** Wednesday, November 4, 2020 8:11 PM  
**To:** Greg Federspiel  
**Cc:** Eli Boling; Sue Brown; 'Anton Kobus'  
**Subject:** 40B Project Concerns

Hello, Greg,

Susan Halpern, my husband Anton Kobus, and I have been sharing information and concerns about the 40B project. Susan shared her correspondence with you regarding her questions, along with your thoughtful answers. The information was very helpful in grounding us in the actual status of the project and the possibilities for how to best move forward.

Since you and/or Mr. Boling are collecting concerns from residents, Anton and I would like to re-state the concerns that Susan expressed, as we share them fully. Our hope in restating them is to ensure that you have another couple of voices being expressed as our town continues with this process.

Here are the concerns in a nutshell:

- Environmental impact of construction (and blasting) on Cedar Swamp and other protected MECT properties
- Minimizing deforestation to accommodate a leaching field
- Large size of the project, especially in light of 40R project
- Moving on other smaller scale affordable housing possibilities to ward off this one
- Design of this project (including 5 stories tall, highly visible, on a plateau) is not in keeping with any of our current structures or the esthetic of the town

It's good to hear from your responses to Susan that the MA DEP and our town will be working to ensure that there will be no negative impact on the wetlands either from construction or blasting, that a good amount of forest will remain intact, and that the size of the endeavor is a topic for negotiation and will hopefully be scaled down.

Two other concerns:

- How confident or assured are we that, as time goes on, that the area, the wastewater treatment, etc., will be well maintained so that they are kept up to standards for safety and good functioning? Who is going to be overseeing these sensitive environmental situations if the management company's money runs out?
- What would stop the developer from attempting to build further in those 23 acres in the future?

We understand that as a town we cannot stop the current proposal. Please know that your efforts to represent the residents' concerns are much appreciated and critical for future generations in our beautiful town. Thank you for gathering and organizing the questions and concerns, and using them to help guide your priorities during the negotiations.

Thank you for ensuring that Anton and my concerns will be included in the aggregated list you are maintaining. I hope your list will capture the written and verbal concerns expressed during Zoom meetings as well as those you receive via email.

Best,  
*\*Marilyn Kobus*

Marilyn Kobus, Ed.M.

**Kobus Associates**

Tel: 978.526.9929

## Sonja Nathan

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**From:** Cindy Morton <cindyhmorton@gmail.com>  
**Sent:** Wednesday, November 04, 2020 10:36 AM  
**To:** Eli Boling; Becky Jaques; Ann Harrison; John Round; Jeffery H. Bodmer-Turner; Sonja Nathan  
**Cc:** cindyhmorton@gmail.com; j.jeffmorton@gmail.com  
**Subject:** Proposed 40B project

Good morning Board of Selectmen.

As a resident of Manchester since 1993, I have found the town to be a special place that has provided me and my family with a charming, safe environment filled with familiar and friendly residents. We chose this location because of its natural beauty and small scale. There is a certain aesthetic that is treasured in this town and we do not want to see that change.

The 40B building proposal does not adhere to any of the qualities of this town. It is completely inappropriate to environmentally change topography, stormwater management, and natural resources. It is clear the scale could not be supported by our current infrastructure. Roads, sewers, and water systems are not designed for the influx of an increase in population, traffic, and buildings. Additionally, two new school buildings were designed without the consideration of enormous population growth. How do the police and fire departments handle such an increase in population? Fiscally, this is a net drain.

The Town always seems to be challenged with the issue of more people in the area whether it is traffic on our roads, boats in the harbor, or visitors to our beaches. Building more docks, planning for more parking spaces, and staffing more public officers for foot traffic during the summer are constant issues. A tipping point to the careful balance we all try to maintain by building on such a large scale would be devastating.

We know that the Master Plan for our town refers to the desire to "preserve the unique character of Manchester-by-the-Sea and protect our natural resources", to retain the town's "community character" and it cites the "shared appreciation for the beauty of Manchester-by-the-Sea". The 40B plan is in direct violation of this Master Plan.

Respectfully,  
Cindy Morton



> Dear Selectpersons,

> First, thank you for your service. You have a lot on the docket right now.

> I am writing in reference to the proposed 40B project because it seems, with Covid, that there is little chance of any sort of public forum or opportunity to convene. It seems, in fact, that this whole project is occurring behind the "screen" of Covid, and that we Manchester residents are going to come out of this contagion and find that there is a massive cookie cutter-style building looming over the town and 10% more residents. What a surprise!

> I, and many of us, have so many concerns that I hardly know where to begin. Yes, I think everyone would agree that we need more affordable housing. But, there are already some sites within the town as opposed to a massive, segregated site on upper School Street, far away from public transportation, amenities, etc. Perhaps Newport Park should be demolished and rebuilt with higher density, more efficiencies and up to code. We do, after all, own the land there. There is also The Plains, Loading Place Road and the old DPW site.

> With the addition of 500 or so more people to the town, I am very concerned about water supply. I grew up on the No. Shore and have watched town after town embrace unfettered development, and most of these towns are now suffering from water shortages...not just during summer months, but year round. I am also worried about run-off and contamination of our water supply.

> In the aerial plan of the proposed project, the leaching field was not indicated on the plan nor the sewage treatment plant....it only showed the building surrounded by forest...very misleading.

> I also listened to the Fire Chief express concern that he would need five (!) more firemen to cope with such a massive structure. Who is going to pay for that? And the schooling of many more children? I have heard that each child will be supported by an extra \$3K annually from the Commonwealth. Clearly, the majority of the educational expense will be borne by the taxpayers.

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> Again, my thanks to you for your work. I trust you will be the best stewards possible under very trying circumstances.

> Rebecca G. Campbell

> 9 Old Neck Road





## Sonja Nathan

---

**From:** Cindy Morton <cindyhmorton@gmail.com>  
**Sent:** Wednesday, November 04, 2020 10:36 AM  
**To:** Eli Boling; Becky Jaques; Ann Harrison; John Round; Jeffery H. Bodmer-Turner; Sonja Nathan  
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Respectfully,  
Cindy Morton



November 3, 2020

Board of Selectmen  
Town Hall  
10 Central Street  
Manchester by the Sea, Ma. 01944

Re: 40(B) Project

Dear Selectmen:

During your recent meeting with the developers of the proposed Sanctuary at Manchester-by-the-Sea 40(B) project, you encouraged questions, comments, and suggestions. From the large number of attendees (approximately 161), you must realize there is considerable angst and concern about this project amongst residents. As one who is concerned, I submit the following:

#### Questions

(a) does the town have sufficient water resources to accommodate this large increase in population? The current Zoning Bylaws (Section 6.11.1-page 60) contain the following ominous disclosure: "***Of particular concern is the Town's increasing inability to provide public water... to those residents seeking access to these facilities. The Water and Sewer Department has provided evidence that... the public water supply is at or near capacity.***"

(b) will town taxpayers bear the cost of bringing water lines across Rte. #128 to the edge of the property to be developed or will this be the obligation of the developer? What will be the cost of this – and any additional infrastructure such as gas, electricity, accessible curbing, etc. which would be borne by the taxpayers?

(c) during a recent meeting of the Planning Board, the Fire Chief indicated that his department would need additional equipment, which he estimated at \$1.2 Million, to enable reaching the upper stories of the Sanctuary. He further stated that given the probability of fire alarm calls, staffing levels would need to be increased by perhaps as many as 3 employees. Will taxpayers need to pay for this?

(d) the fiscal impact statement attempts to estimate the number of school children which will be additive to MERSD. With comments suggesting that the middle / high school may be at or nearing capacity, it would seem estimates should be further refined to gauge the grade levels these children will need initially. The 40(B) project seems to have ability to be flexible in its housing configuration. Recently selectmen in Wakefield, dealing with a 40B project adjacent to Rte. 128, suggested a reduction in the number of two & three bedroom units by as much as 50% as the “schools couldn’t accommodate a major influx of students”. Shouldn’t we do the same if capacity in our schools is not adequate?

(e) as this project will increase the town’s population by an estimated 7-10% there will be considerable further stress on our fragile infrastructure. In addition to water, schools, the fire department, etc., there will be stress on parking – whether downtown, at Singing Beach or at the train station which seems at capacity during normal conditions with no expansion possible. How will this be mitigated?

(f) the financial impact statement – which should be challenged – indicates that the project will contribute at least \$132k net to the town. After all the blasting, construction, increase in population, and stress on the infrastructure, this would yield approximately the same financial result as having one less town employee;

(g) will the town hire an independent source to validate the assumptions contained in the Fiscal Impact Study?

(h) one of the reasons cited for support of this project is the need to “allow community members to age in place”. However, certain aspects of this project are not responsive to this need, including:

- The clause on local preference states: “*Applicants that meet the local preference requirement will be given the opportunity to lease some, **but not all** (emphasis added) of the affordable apartments first*”. (11.3 Housing Information Packet, page 6). This continues with “The town of Manchester by the Sea has established a local preference for 70% of the affordable apartments” (11.3 Housing Information Packet, page 17). Which town official(s) committed to this and is it binding?
-

- the marketing program for the affordable housing encompasses **26 pages** of organizations, community development and housing entities, and other groups to be approached to garner applicants. These range from contacts in adjacent areas (29 in Salem, 24 in Beverly, 22 in Peabody, 14 in Gloucester) to communities far from Cape Ann, including Jamaica Plain, Roxbury, Lowell, Worcester and elsewhere.
- Further, the documents state *“A third minority drawing will be required to add non-local preference minority households into the local preference drawing if the minority representation in the local preference pool is not 27.0% or higher.”* (11.3 Affordable Housing Information Packet, Page 11). It states that 27% ...*“is the minimum percentage of minority applicants that must be in the local preference pool”* (11.3 Affordable Housing Information Packet, page 17). The language further suggests that *“adjustments will be made to the local preference pool of applicants with a drawing comprised of all minority applicants who did not qualify for the local preference pool...until the percentage of minority applicants in the local preference pool is equal for the percentage of minorities in the surrounding HUD-defined area”*, which is 27%.
- Eligibility requirements state that the housing agent has the ability to prioritize applicants based on household composition, negating choice if a larger household has eligibility. As 61% of houses in Manchester are 1-2 persons (Master Plan, page 9), will this effectively preclude our residents from affordable 3-bedroom (or perhaps even 2-bedroom) units?

With all these factors (only 70% for local preference, restrictions on household composition, minority inclusion), there might only be a very few affordable units for our local residents. The math – admittedly using the most severe assumptions - suggests that perhaps only 10 affordable units could be for local ageing residents needing affordable housing. Does this accomplish what was intended?

(i)language in the documents suggests *“currently it contains local preference but post lottery, applicants are placed behind all lottery*

*applicants on the wait list*". Does this disadvantage local residents for future availability? Does the Sanctuary gradually become both less "affordable" (tenants can remain until reaching 140% of the earnings hurdle) and also progressively less available to local residents?

(j) the leasing agreement states an applicant *"cannot own a home upon move-in. All homes must be sold before leasing"*. Could this be detrimental if a resident has a need for affordable housing yet the real estate market is in a downturn and their home cannot be sold? (11.3 Housing Information Packet, page 4);

(k) the fiscal impact statement suggests the assessed value will be \$44.2 Million. Other developments reported by this developer have been significantly higher per unit cost, with the River Street (Winchester) at \$523k/apt., the Cambridge (Winchester) at \$500k/apt. and the Kendrick (Needham) at \$371k/apt. The Sanctuary at Manchester by the Sea is projected to be valued at \$280k/apt. Does this reflect some lower cost of land in Manchester, a vastly different configuration of units, or less expensive construction?

(l) an "estimated 8.5% of renters earned less than \$35,000, more than double the percentage of homeowners earning within that range" (LIP Application Cover Letter, page 1). Do affordable rents projected to be between \$1,925 - \$2,406 / month help this group?

(m) SEB Housing (the lottery and marketing agent) seems to be a closely held entity of the Engler family, indicating Bob Engler as the founder and his son Geoff Engler as principal. This entity has the authority to determine eligibility, marketing, compliance with the lease terms, and many aspects of these rental units. How will the town ensure that there is adequate oversight and fairness? How would we ascertain any "conflict of interest" arising to the developer from its several roles?

(n) as a courtesy (or requirement) have the abutters, many of whom have addresses outside Manchester by the Sea, been notified of this project? Owners of abutting properties are located in New Jersey, Ipswich, Somerset, Beverly (2) and Boston and would seemingly appreciate the opportunity to voice their views.

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## NEGOTIATION TOPICS

Town officials continually cite the benefits of having a “friendly 40(b) project”, enabling negotiation of town concerns. If this project cannot be thwarted, negotiation should focus on:

- the height and visibility of the project. More than one of the schematics suggest that it will (even after blasting) be set atop a hill and visible above the tree line from one or more vantage points. The project should be revamped to reduce height and visibility;
- reducing the height of the project and spreading the “footprint” across more of the acreage. This would assist both in reducing the needs referenced by the fire department and make it visually more appealing;
- the property being purchased is approximately 23.2 acres, of which some 21 acres are buildable. With the footprint of the apartments encompassing ~ 2 acres, there are 19 acres remaining. In the BoS presentation, the developer said he has “no plans” to do additional phases. Negotiations should focus on having the developer legally commit to that and/or placing conservation restrictions on the remaining land;
- during the presentation to the BoS, the development team stated that “We took some precedent from traditional seaside architecture”. This does not seem to correlate to the designs shown, which appear more “industrial modern”. The architecture should be altered to be more in keeping with our community;
- available ‘visitor’ parking needs to be questioned and addressed. During the BoS presentation, G. Engler stated that more visitor parking was not needed as “everyone in Manchester goes to Boca in the winter”. This offensive and incorrect comment also calls into question the developer’s sensitivity to town issues, desires, and requirements.
- an experienced negotiator with knowledge of 40(b) regulations and town desires should be employed to deal on the town’s behalf with this project.

While the Master Plan articulates the desire to "preserve the unique character of Manchester-by-the-Sea and protect our natural resources", to retain the town's "community character" and cites the "shared appreciation for the beauty of Manchester-by-the-Sea", this project seems to violate those tenets. Adding a 40(R) overlay would propel the town further in the wrong direction.

Please use your efforts to stop or alter this project.

Sincerely,

Brenda Furlong  
19 Ocean Street  
Manchester by the Sea, Ma.



Karin M. (Hurley) Gertsch  
11 Haskell Court, Essex, MA 01929-1421  
Telephone 978-768-6206 and Email: [kmgertsch@gmail.com](mailto:kmgertsch@gmail.com)

Town of Manchester by-the-Sea, MA 01944  
Sonja Nathan, Executive Assistant to Board of Selectmen  
[NathanS@manchester.ma.us](mailto:NathanS@manchester.ma.us)

Dear Ms. Nathan:

As an owner of a share of my grandmother's woodlot (Helena E. Hurley Trust, 1 and ¼ acres of registered land: Document #166497) which abuts the proposed Shingle Hill development area, I need to voice my thoughts.

As you know, the Manchester Essex Conservation Trust (MECT) has spent more than fifty years working to protect open space for our water quality, and the plants and animals living on the conservation area off upper School Street. Thanks to MECT's efforts and vision, people have also greatly benefited from the beauty and peace this natural area provides. Other than a seasonal farm stand on upper School Street, this area remains unspoiled. Why destroy this natural area with an inappropriately located 40B Development – small or large project?

If the Town of Manchester **must** provide affordable housing to abide by Massachusetts laws, why doesn't the Town build on (or allow a developer to build on) a level site within its community? How many units must the Town provide?

After driving into the Town's DPW barn location off Pleasant Street, it made common sense to me that this could be an excellent location for several affordable residential units. The people living here would be part of the community instead of living at its far-removed perimeter, and school-age children could walk to the middle/high school; and the new residents could join the many current Manchester people who enjoy walking downtown. Perhaps the Town can find a more suitable site for the DPW (Is there another piece of town-owned land not amidst a residential area?).

The Plains off Old Essex Road, or Newport Park off Pine Street, might be areas that could be expanded to include affordable housing, and not just for senior residents. Perhaps more affordable housing doesn't need to be one huge development, but rather a couple of sites with housing that fits into the community and doesn't overwhelm what's already there?

The proposed location on upper School Street on Shingle Hill will make a huge visual impact on every passerby. The land is steep and rocky. Blasting will be needed. The abutting landscape will be adversely impacted in many ways. The pristine Hurley woodlot, and other parcels abutting the proposed development land, as well as the MECT open space, will never be the same.

The developer is out to make money. The land cannot speak for itself, it needs people to do that. The Town should not feel forced to accept this large, inappropriate housing development just because Manchester by-the-Sea needs to provide more affordable housing units. Please continue to think this through and look carefully at all possible locations for new affordable housing. This 40B project proposed for Shingle Hill is **not** the answer.

Sincerely yours,  
Karin M. (Hurley) Gertsch



## Greg Federspiel

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**From:** marcus@dahllof.net  
**Sent:** Sunday, November 1, 2020 2:38 PM  
**To:** Greg Federspiel  
**Subject:** question about 40B

Hi Greg,

hope you and your family are well.

I listened in on the recent presentation. It seems like that some form of development will happen, and that it is also according to our town master plan. My concern is regarding the size of the proposed development (157 units). This would be a substantial increase in town population. I am thinking it might be better to increase 40B housing in a more gradual way so everyone/everything in the town and its services can adjust gradually. Does this developer have any options beyond 150 units, i.e. 100 or 50 units? Would the town be able to shop this development project around to other developers with the goal of getting something more scaled down?

Feel free to point me to other resources if can read up on this topic elsewhere. I am sure you are getting enough communication about this topic. Thanks for your help.

Best,  
Marcus





October 28, 2020

Re. MCST's Response to the 40B Proposal

To the Board of Selectmen of Manchester-by-the-Sea:

We are writing to ask the BOS to be cognizant of the impacts on Sawmill Brook from the proposed 40B. The Manchester Coastal Stream Team are stewards of the brook. We were founded to protect our coastal watershed and to maintain and improve water quality and habitat in the streams as they flow through Manchester into Salem Sound.

We have read the response from the Manchester Essex Conservation Trust to the developers for their initial 40B project proposal. We share their questions and concerns about the possible impacts of this large development on the nearby swamp which forms the headwaters of Sawmill Brook.

Sawmill Brook is one of Manchester's most valuable resources and we believe that the greatest attention must be given to its protection. Drinking water quality and quantity and flood prevention are of utmost importance to the Town's future.

Respectfully submitted,

A handwritten signature in dark ink, reading 'Jessica Lamothe'. The signature is fluid and cursive, with the first name 'Jessica' being more prominent than the last name 'Lamothe'.

Jessica Lamothe  
Chair, Manchester Coastal Stream Team  
On behalf of the Team

