

Cc:Greg Federspiel;Christopher Olney

Fri 1/26/2024 10:40 AM

Attn: MBTA TF, PB Members

Cc: Mr. Resnick, Town Planner, and TA

(Ms. Hunter, please distribute to all MBTA Zoning TF and PB Members, and Mr. Resnick. Thank you.)

(Ms. Powers, please distribute to all Town ConCom and Coastal Mitigation Committee members. Thank you.)

(Ms. Marletta...please post my email to the MBTA Zoning Town website under correspondence. Thank you.)

Good morning MBTA TF,

In the absence of doing a PRR, if the MBTA TF, Assessor, or Consultant has at ready hand, please provide me with the following basic data:

1. The number of **existing** multifamily units in the General District.

2. The number of **existing** multifamily units in the D1 and D2 Districts.

My understanding is that Mr. Denny Hall is pursuing discussion with Gordon College on use of land near our **watershed** related to multifamily zoning under Ch 40A, sec 3A. Accordingly:

3. Please provide for the general public as **posted** email under MBTA Zoning on the Town Website

a. any and all email to and from Mr. Hall with Gordon College officials regarding this parcel of Gordon owned land in Manchester;

b. and also any and all correspondence from Mr. Hall with our ConCom in this matter related to MBTA Zoning.

Chris as Chair, I am requesting a response to this email for the data requested above in lieu of a PRR to our Town Clerk, who

has her hands full with election processes. I would like the current snapshot. Thank you.

As an aside, I had an opportunity to speak in person with Mr. Morse and Ms. Bodmer-Turner at the cancelled TF communications subcommittee meeting yesterday. I am again thanking them for their time. I asked them to consider the following:

- * Protection of our watershed (Gordon College)
- * Avoidance of Ch 91 and areas known to flood. I referenced the Fuss and O'Neil Coastal Mitigation Plan and the EOHLC PRR not to encourage zoning in these areas. (Please have all TF members familiarize themselves with the Fuss and O'Neill Report.) [May 10, 2023 Coastal Vulnerability Action Plan Public Forum \(youtube.com\)](#) (Reference is also made to my July 7, 2023 email to the TF posted to the Town Website)
- * Consideration of navigability of the School St and Pine St ingress and egress in any zoning.
- * I asked them to convey that the TF should meet with the MBTA to ascertain plans for flood mitigation of the Rockport line (On Jan 10th this year, the water reached the MBTA electric box, as well, per our Harbormaster.) (Reference is made to my October 20, 2023 email to the TF posted to the Town website.)
- * I also advanced the notion that if we cannot meet the mathematical requirements for MBTA Zoning set by the computer modeling... that in interest of protection of the Town assets, environment, and quality of life; and in view of recent evidence of flooding and CZM projections, then the Town should either model a *partial* multi-family zoning plan or ask the State for relief.

Thank you for your work on this complex matter.

Regards,

Lorraine

Lorraine Iovanni
20 A Pine St