

From: Mary Foley <foleym@manchester.ma.us>

Sent: Friday, March 15, 2024 3:24 PM

To: Greg Federspiel <federspielg@manchester.ma.us>; Ann Harrison <harrisona@manchester.ma.us>

Cc: Gail Hunter <HunterG@manchester.ma.us>; Mfoley1018@outlook.com
<mfoley1018@comcast.net>

Subject: MBTA Zoning - Town Administrators Blog

Gail - Please distribute this email to MBTA Task Force members and post to MBTA web page. Thank you.

Good afternoon Ann and/or Greg,

I am still a bit confused on who wrote the latest "From the Town Administrators Desk" - <http://www.manchester.ma.us/Blog.aspx?CID=3> so I am writing to both of you with the hopes of getting some clarity.

I am trying to understand the MBTA multi family zoning, what data the Task Force is reviewing, and the impacts to Manchester. My questions are posed so as to obtain as much accurate data as I can.

In the article it is mentioned that areas that flood and are on septic - Magnolia area (Raymond Street) - should be excluded. Raymond Street was highlighted in the CWMP as the area that has the most wastewater management need in town. Any idea how the town is addressing/solving this problem? Are there plans to bring sewer to this flood-prone area? This same paragraph states that only about 1/3 of Manchester is on town sewer. Again, the CWMP states that 50% of the lots use town sewer (roughly 1,200 parcels), 700 lots utilize onsite, 500 lots are undeveloped. Where did 1/3 come from? Or is the CWMP incorrect?

The 6,000 sq foot example is confusing. One acre is 43,560 sq ft ~ so 6,000 sq ft is roughly 1/7 of an acre. If 6,000 sq feet is suitable for a 3-family, and 6,000 goes into 1 acre 7.25 times ~ that is 21.75 units per acre. Is this the actual density being looked at within the ½ mile radius? What is an apartment block? If eight units is considered an apartment block, as stated in the blog, is that what Powder House, Desmond and Brook Street are? Aren't these the areas being looked at for potentially even more density?

It is easy to understand the logic that Raymond Street area is currently problematic due to flooding and septic combined, of which hopefully the town is addressing both issues in this area. But, I have heard at Task Force meetings that areas and districts in town that are on septic should be avoided for MBTA Overlay. I do not understand this logic. If septic is a problem for development scale, that is a developers problem not the towns when creating potential overlay areas. It actually makes more sense to zone in septic areas as this would keep development down, following the logic of excluding areas because of potential "large apartment buildings or condos". I fear that avoiding septic areas (I believe Tappan is septic) is declaring that there are districts and areas of town that will not see any further development - whether it be MBTA Muti Family, Senior

Housing, ADUs, etc., because they are septic. Many, many towns are on septic and develop.

I look forward to answers that can provide some clarity on the above points addressed in the blog.

Thank you,
Mary