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Date: 07/06/2024 3:35 PM EDT

Subject: Where is the Impact Study of proposed MBTA Zoning?

ATTN: MBTA TF, PB, SB

Cc: TA, Director of Planning and Development, ConCom Members, PC and FC, Downtown Improvement Committee (Ms. Powers, please share with all SB Members, ConCom Members, Downtown Improvement Members. Thank you.) (Ms. Hunter, please share with all PB and MBTA TF Members. Thank you.)

Hello MBTA Task Force,

In lieu of input to the TF *alone* at the Table Set Up for the July 9 Masco Park Music Event (PB Members are meeting at the same time), I am writing to the respective Town Governance on this issue responsible for the proposed zoning sent to the State EOHLIC.

The Charter for the MBTA TF, as posted to the Town Website, includes the following:

"Consider the likely minimal modifications to the current Zoning By-law that would bring the Town into compliance with the mandate and **the potential impacts of these modifications on the downtown.**"

The Town submitted the proposed MBTA zoning plan to the EOHLIC without providing an impact study to residents. However, I believe an impact study was promised by various members of the TF (correct me if I misheard). Nonetheless, we are missing an enormous piece of the puzzle...**impact of these "minimal" zoning modifications on the downtown and the Town as**

a whole. In my opinion, these proposed zoning changes are not "minimal," by any standard.

Simply put, a potential buildout of number of units with no special permitting per "by right," whether it be downtown or at Beaver Dam in the LCD, will necessarily impact the entire Town. Much in the same way, we evaluated 40 B at SPH, we will need an **impact study on the Town as a whole**. We will need the effect on taxes, police and public safety, infrastructure, schools, water resources, storm water management, traffic management, vehicle numbers, firefighting concerns about more density. If I have missed the study, please let me know. It should be a report publicized for voters to be fully informed at this Fall's meeting requiring a VOTE on a "significant change" to our zoning.

As you know, unlike Our 40 B challenge, "by right" (no special permit) development under Ch 40 A, sec 3A, does not limit the number of bedrooms. Population is speculative and the number of vehicles per household is undeterminative. This alone is concerning.

The numbers of residents in MBTS could surge dramatically with the State target goal of **559** units of multi-family (must be 3 family to even count) homes with unlimited numbers of bedrooms and unlimited numbers of occupants. If each unit has only 2 children/unit, an additional 1,118 children may be in the school district. While the argument has been made that a full build-out will not likely occur, we just don't know what to expect in terms of tear downs and numbers down the road. (Essex Village is currently planning to tear down a stretch of buildings for condos on their river waterfront...another Newburyport.) In the Beaver Dam overlay alone in the LCD, the TF projected 80 to 100 units of multifamily with 2 vehicle parking per unit. We are a very small Town of 9 sq miles of land.

As you know, the 40B threshold for MBTS will be impossible to achieve as less controlled (by right/site plan review only) building continues in the proposed overlay zones posted to the Town website, as we fall further behind to meet the other State goal of 40 B housing, making us a target for even more development. It is not unreasonable to conclude that Town services will be stretched beyond capacity. **WE JUST DO NOT KNOW FOR SURE BECAUSE THE MBTA TASK FORCE HAS NOT PROVIDED AN IMPACT STUDY FOR VOTERS FOR THIS FALL.**

The TF has alluded to a consultant providing some data (RKG). Will this impact study be completed for Voters before Fall Town Meeting? If not, it is a major GAP in persuading VOTERS that the State push for MBTA Zoning is no big deal for this Town. I note that at the July 1 SB Meeting, discussion by the SB on MBTA Zoning placed the emphasis on *persuading* voters.

In my opinion, residents have real concerns as demonstrated by pointed messages on the costly FLOAT in the July 4th Town parade. While the booth, walk arounds, and forums by the Town are excellent communicative efforts from an educational and a legal point of view, the Town officials must also assess the impact on the Town if we have an explosive population. It may be an inconvenient truth, but the impact study is a requirement for the significant change to zoning that Ch 40A, sec 3A describes.

Thank you for your very hard work over the last year.

**PLEASE PROVIDE AN IMPACT STUDY FOR RESIDENTS
BEFORE FALL TOWN MEETING.**

Respectfully,

Lorraine Iovanni
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