

Donna Furse

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Good Morning Gail,

I was hoping you could forward this to the mbta task force and the mbta community engagement focus group please.

On the most recent Select Board meeting on July 1, 2024 (of which I unfortunately had to leave after the water/septic conversation) but was able to rewatch on YouTube, Ms. Harrison around the 2hr 40min point discusses some potential concerns of two districts in our proposed mbta zoning plan that was sent to the EOHLIC.

1. Per Ms.Harrison, she indicated that proposed zoning to the EOHLIC may be rejected because of two reasons: overlay over state deed MHA at Newport Park. Ms. Harrison mentions potentially extending down to Pine St. for by right multifamily housing

2. Beaver Dam district -relative to wetlands special permitting which may be problematic for site plan review only as an overlay for MBTA zoning.

I've been on almost every meeting and these two scenarios have been brought up many times. In one meeting Ms. Innes said we would need to go to town meeting and vote on removing the age restriction at Newport Park to zone for multi family housing if we chose to use this area as an mbta district. Over subsequent meetings this seemed to change and the persistence that this was not excluded land was brought up. It would be unfortunate if the state came back and rejected this district since we have discussed this possible scenario many times.

With regards to Beaver Dam district, the wetlands and the environmental potential factors have also been brought up many times. It's hard to think that cell signaling would need to file for significant special permits to do what they need to do but not any development potentially proposed at the Beaver Dam Site. The environmental factors here are significant and as discussed not sure site plan review will be sufficient.

My point to bringing this up is that I know that the task force will be meeting on July 19th to come up with contingency plans in case the state rejects the current mbta zoning plan of which we will not know till possibly September. The issue is you are going out to the community this July 9th at concert at the park and Festival by the Sea on August 3rd (that's all that is on the website) to communicate and educate the public regarding your plan. I would hope that education to the public regarding this plan will involve discussing that we are awaiting approval of what we have sent but there maybe districts that the state could have concerns with but we are coming up with alternatives and being prepared in case we need to pivot from the current plan. Being straight forward and letting the public know you are looking at everything and making sure no stone goes unturned will go far with our community.

Not discussed at the Select Board meeting but would just mention is that I hope you will revisit

and discuss the parking requirements and maintaining the 1.5 spaces per unit in all districts except for the Beaver Dam which is set at 2. Parking is at a premium here in Manchester and I understand all the points made by Ms. Bilotta but we shouldn't make an already significant problem potentially worse if development occurs in the areas within the half mile of the train station.

Thank you all again. I think it is great that you are being proactive with having a contingency plan moving forward. Hopefully you will have some open meetings or hearings to discuss potential districts just in case.

Best
Donna