



Office of The
PLANNING BOARD
Town Hall, 10 Central Street, Manchester-by-the-Sea, MA 01944-1399

TOWN OF MANCHESTER-BY-THE-SEA
Notice of Meetings of Town Departments and all Town Boards
As required by G.L. c 30A

NAME OF DEPARTMENT OR BOARD

Planning Board

DATE/DAY OF MEETING

February 24, 2020

TIME: 7:00 p.m.

LOCATION: Room 7

Call to Order.

- Acknowledge receipt of correspondence – letter from 305 Summer Street abutters dated January 30, 2020
- Allow public comments on items not on the agenda with a limited time.
- Private citizens housing zoning study group presentation to the Planning Board about their consensus for an accessible dwelling unit bylaw, Gary Gilbert.
- Review outstanding questions on the Recodification Draft, (See Agenda Page 3) Town Planner
- Approval of Recodification Meeting Minutes of Feb 13 2020
- Discussion of Driveway/Curb Cuts Application Procedures and Enforcement, Foley
- Discussion of Grants/Studies, Foley
- Updates, Reports, Administrative, Affordable Housing, CPC Report, Master Plan Updates, New Business
- Set dates for April and May PB meetings
- Approval of Regular Meeting Minutes: January 13, 2020, January 27, 2020, February 10, 2020 if ready

Received by the Town Clerk

Date: February 19, 2020 at: 2:00 PM

Adela Ardolino
Assistant Town Clerk Signature

Helene Shaw-Kwasie
Helene Shaw-Kwasie
Planning Board Clerk

Future Planning Board Meetings:

March 9, 2020 (posted), March 23, 2020 (posted).

Town Meeting April 6, 2020

April 13 (second Monday not yet posted)

April 20

April 27 (fourth Monday not yet posted)

May 2

May 9 (second Monday not yet posted)

May 18

Town Elections May 19, 2020,

Memorial Day Holiday May 25 (fourth Monday is a holiday. Need to reschedule.)

Outstanding Questions From Recodification Draft
12/28

	Section	Page in 12/28 draft	Regarding	Question/Note/Request
1	6.3.2	17	Landscaping and Screening	Are Street Buffer Strips needed in any districts?
2	6.3.3	17	District Buffer Strip	Is this needed, if so where
3	6.4.3. A.2	20	Light Trespass	approve of wording
4	6.4.3.A.2	21	Hours of Operation	approve of wording
5	6.4.3.B.1	21	Noise Limitation	approve of wording
6	6.4.3.C	22	Site Development Standards	Should these provisions be removed from this section and merged into new section 6.6 - The existing topo and land clearing section does not have a lot of soft standards
7	7.5.4	39	Location Adult Entertainment Est.	Should this be LCD?
8	8.2	43	Planned Residential Development	Consider deleting and substitute 8.3 Flexible Development
9	8.3.3	49	Applicability (Flexible Development)	Is a minimum lot size needed? If so, what size?
10	8.3.9	51	Affordable Component	What is the right amount to be restricted to affordability * change from Housing Authority to Local Affordable Housing Trust