



AMENDED AGENDA RECEIVED  
THURSDAY MARCH 24, 2022 @12:49PM  
ORIGINALLY POSTED 3/23/2022@4:14PM

## Manchester-By-The-Sea Meeting Posting

Notice of Public Meeting – (As required by M.G.L.Ch.30A §18-28)

---

**Board/Committee:** Planning Board  
**Day & Date:** Monday, March 28, 2022  
**Time:** 6:30 PM  
**Location:** VIRTUAL  
**Signature:** Sharon George, Planning Board Admin

Manchester-by-the-Sea 2 is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/89799034325?pwd=VTMrRXc0eFZJRloyc212UGYxOXVQQT09>

Meeting ID: 897 9903 4325

Passcode: 433999

One tap mobile

+13126266799,,89799034325# US (Chicago)

+16465588656,,89799034325# US (New York)

REVISED AGENDA: Originally posted 3/23/22 @ 4:14p.m.

### AGENDA

#### Call to Order

Anticipated topics:

- Acknowledge receipt of correspondence
  - L. Iovanni (3/17) Request for Data
  - L. Iovanni (3/21) 40 A MBTA Communities
  - L. Iovanni (3/23) Front Page GDT on 40
  - Town of Essex-Zoning Board of Appeals-3/31/2022
  - Town of Essex- Zoning Board of Appeals-4/14/22
- Allow public comments on items not on the agenda with a limited time
- ANR 6 Greenbrier Road (Continued from 3/14, Koeplin)
- Curb Cut 9 Harold St (Breuker)
- Public Hearings (7:00 PM)
  - LCD By-law changes in the Limited Commercial District
  - To see if the Town will amend the Zoning Bylaw, as follows:
    - 1. To amend Section 4.4.6 by expanding the area of the Limited Commercial District ("LCD") where laboratories and establishments devoted to scientific research and development; light manufacturing, assembly and processing of materials related thereto and incidental accessory uses are allowed by Special

Permit to include a portion of the LCD east of School Street and by deleting subsections a,b,c,d.

- 2. To amend Section 5.5 by modifying maximum "building height" in the LCD;
- 3. To amend Section 5.7.1, by removing the "minimum lot width" requirement in the LCD;
- 4. To amend Section 5.7.2 by modifying the lot coverage limitations.
- 5. To amend Section 5.7.3 and Section 6.2.5 to allow the Planning Board, by Special Permit, to reduce the "setback" requirement in the LCD, under appropriate circumstances

Comments/decision on possible joint PB/BOS letter to State on Multi-family Housing initiative for MBTA communities (40a)

- Update about Draft Zoning Bylaw Changes (Creighton/Olney)
- Subcommittee and Liaison Reports (Time Permitting)
- Approval of: Regular Meeting Minutes: 2/8/22, 2/14/22 and 2/28/22
- Other Matters, as may not have been reasonably anticipated by the Chair

**Upcoming Meetings/Schedules:**

April 11, 2022

April 25, 2022 (Annual Town Meeting, 7:00 PM)

May 9, 2022

May 23, 2022

June 11, 2022 (Special Town Meeting, 1:00 PM)