



MANCHESTER-BY-THE-SEA

PLANNING BOARD • TOWN HALL
Manchester-by-the-Sea, Massachusetts 01944-1399
Telephone (978) 526-6405 FAX (978) 526-2001

MINUTES OF THE PLANNING BOARD

January 19, 2022 6:30p.m. Virtual Meeting

Join Zoom Meeting, Meeting: ID 851 2727 6050 Passcode 54490

MEMBERS PRESENT: Ron Mastrogiacomo, Chair, Sarah Creighton, Mary Foley, Chris Olney, Mary Foley, Gary Gilbert Laura Tenny

MEMBERS NOT PRESENT:

STAFF PRESENT: Town Planner, Sue Brown and Planning Board Clerk, Sharon George

GUESTS: Alan Wilson

Mr. Mastrogiacomo called the Planning Board meeting to order at 6:30. Mr. Mastrogiacomo informed listeners the meeting was being recorded. Mr. Mastrogiacomo then turned the meeting over to Vice Chair, Sarah Creighton.

Ms. Creighton stated:

- The Annual Town Meeting is still scheduled for April 4th, and we will proceed accordingly with that date.
- The draft changes are posted on SharePoint will be presented as articles. The voter will review the articles and votes will be taken on the floor of Town Meeting.

Mr. Wilson discussed due process of the warrant to give a reasonable account of what will be acted upon during the Town Meeting. He noted if the scope of the article is vastly different from the printed, then it could be ruled out or order.

He further stated the Board could print a summary of changes for the article.

Ms. Foley asked where a resident or herself would look for the changes to the Zoning Bylaws. She said she is not clear where things are changing and why.

Ms. Creighton replied that she and Chris have been working on the draft articles. Parts of the draft bylaws were side by side. At this time, she said we do not have a track changes document and a substantive number of meetings to go over the changes. Ms. Foley that Ms. Creighton and Mr. Olney were doing amazing work, but she needs to understand the changes, such as definitions and why certain changes were made.

Mr. Wilson stated that should the Board vote to change articles it will need to also reference where the text is in hard copy of the Bylaw. A copy needs to be the Town Clerk's office.

Ms. Creighton stated there was a vote (5-2 1 abstention) taken at a January 2021 meeting on driveway entrances or curb cuts. The change moves authority for curb cut applications from the Board to the DPW.

Ms. Foley asked if the Board needed to discuss the process of moving the bylaw from Zoning to General Bylaws. Mr. Mastrogiacomo stated he wanted to move it to a public hearing.

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MOTION: The motion was moved by Mr. Mastrogiacomo, seconded by Mr. Olney that the Planning Board voted by Roll Call unanimously to move Section 6.2.7 Driveway Curb Cuts to the General Bylaws and giving the DPW permitting authority.

Sections 1-4.4.7 PB1

Section 1:

Purpose

Authority

Scope

Amendments

Section 2

Definitions - all section numbers need to be checked.

Need to cross check between the table and uses.

Building Height – section needs to be checked

Dwellings:

Home Occupation – definition was not in the Bobrowski draft.

Ms. Brown stated that materials are all different. It is more of a performance.

At this point in the meeting there were technical difficulties with another meeting that was scheduled in this time. The meeting was terminated at this time.

Respectfully submitted,

Sharon George