



MANCHESTER-BY-THE-SEA

CONSERVATION COMMISSION • TOWN HALL
Manchester-by-the-Sea, Massachusetts 01944-1399
Telephone (978) 526-4397 FAX (978) 526-2001

Open Space and Recreation Committee

Mar 8, 2021 6:30 pm – 8:50 pm

Zoom Meeting

<https://zoom.us/j/95228581539?pwd=ZWVQS2lQSzNOenFZUIV6VFIvdGc2QT09>

Meeting ID: 952 2858 1539

Passcode: 349312

Meeting Minutes

Members Present: Helen Bethell, Olga Hayes, Steve Gang, Deb Fraize, Curtis Rising, Sheila Linehan, Parker Harrison

Others Present: Mary Reilly, OSRC Staff

Olga Hayes, Acting Co-Chair, called the meeting to order at 6:40 pm

- Meeting Minutes
 - Minutes of 2/8/21:
Motion to accept: Sheila
Seconded: Deb
All voted in favor to accept the minutes as written
- Open Space and Recreation Plan Update – OSRC Actions:
 - Finalize the update of the 2014 plan – actions and recommendations

The Committee briefly reviewed the 2014 Plan Update and did not have additional comments.
 - Recommendations for 2021 7-Year Action Plan (continuation from the 2/8/21 meeting)
The Committee went through the recommendations for the new 2021 Plan (also continued from the previous meeting).

Members made some minor comments but otherwise approved the new Action Plan.
- Update and Discussion on proposed Shingle Place Hill 40-B Development
 - Steve gave an update on the latest status of the Shingle Place Hill development. BOS is still holding discussions with the developer as a “Local Initiatives” project. There has been some disagreement over hooking up to town sewer as there’s a standing DEP Consent Order stating that the Town can’t expand the sewer service until certain standards are met.
 - If agreement can’t be reached under the Local Initiatives process, then it may become an “unfriendly” 40B which would mean that the developer would not be open to providing additional benefits or funding for improvements to the Town.
 - The Finance Committee calculated that the project could cost the Town between \$600,000 and \$700,000 a year because of the additional services required.

- There is an effort by the “Citizens by the Sea” to consider alternative plans that would give the Town “safe harbor” status to work towards the 10% required for it to deny a 40B. Both Newport Park and The Plains are being considered for expanded affordable housing.
- Other matters, as may not have been reasonably anticipated by the Chair
 - Helen told the committee that there’s a state grant RFP out that could be used to protect important land in the Gravelly Pond watershed; however, it’s a complicated grant and would require time and planning. She suggested that perhaps the Town should form a coalition that would work towards a project to protect the Town’s drinking water.
 - The large parcel owned by Gordon College should be targeted – at least to get a Conservation Restriction put on it part of it since they are looking to develop it. Group allies could be the Nature Conservancy and MECT.
- Powder House Hill – approval of additional signage
Mary reported that Ken King would be finished with the wooden signs at Powder House Hill within a month.
- Schedule next meeting:
The next meeting will be held on 4/5/21.
- Movement to adjourn by Olga at 8:50 pm; Seconded by Steve