



OFFICE OF THE
PLANNING BOARD

TOWN HALL, 10 CENTRAL STREET, MANCHESTER-BY-THE-SEA, MA 01944-1399

Minutes of Planning Board Meeting – April 12, 2021 - Virtual

Zoom Meeting

<https://zoom.us/j/93103638570?pwd=RnFtMHIvaDRVMW5xYm9nemp5SHNlZz09>

Meeting ID: 931 0363 8570 Passcode: 302036

Present: Chairman Ron Mastrogiacomio; Members Loren Coons, Christine Delisio, Mary Foley, Gary Gilbert, Chris Olney, Gary Russell

Staff Present: Town Planner Sue Brown

Minutes: Helene Shaw-Kwasie

Chairman Mastrogiacomio called the meeting to order at 6:30 p.m.

Acknowledge receipt of correspondence

Chairman Mastrogiacomio acknowledged receipt of correspondence as follows:

- L. Iovanni letter 3/24
- S. Hill letter (3/31)
- Waterways Application (4/6)
- Glovsky & Glovsky (4/12)

Allow public comments on items not on the agenda with a limited time

Resident Sheila Hill requested that the Board look into companies who might like to locate in the LCD.

Planning Board Elected Terms of Service (Bucco)

Town Clerk Dianne Bucco reported that in 1983, by vote of Town Meeting, Planning Board terms became three-year terms. She said two-year terms occur when a member is elected to fill an unexpired term.

Sewer/Water FAQ (Gilbert)

Mr. Gilbert reported that the FAQ will be sponsored by the BoS and the Town Administrator. He submitted a document he had prepared with Town Administrator and DPW Director.

LCD Study update meeting with the FinCom (Foley)

Mrs. Foley reported that she had attended the Finance Committee meeting and requested funding for the LCD Study inasmuch as a majority of the Board had voted to pursue funding for the study. The Finance Committee questioned the \$50,000 price tag for the study and asked if the Board could do the study in house within the Board and then bring it back to the Finance Committee.

The Board was in disagreement about the study and what it was supposed to do. Those in favor of pursuing funding for the study said the LCD Study Group should be reinstated; the study was supposed to include the entire LCD and not just one particular section; use Town money and not use MAPC ideas unless MAPC expands their scope with a different viewpoint. Those in opposition said the in-house study is unnecessary and pointless; MAPC should do the study; MAPC provides technical assistance and best practices; the MAPC has not gone off on their own without guidance.

Responding to Mr. Coons request for Town Planner’s opinion, Ms. Brown said she had expected to get the information from the 40R which was an attempt to start the process of establishing uses that the Board would like to see in the LCD; it was derailed when 40B came in and brought fear to the table. She has discussed the scope with MAPC and thinks we can get the information that we need with MAPC technical assistance without asking the Town for more money.

Mr. Mastrogiacomo said we have been looking at the area that includes nearly all of the area open to develop except Gordon College. We have an underutilized site that has already been cleared. Mr. Olney said Gordon College is not looking to develop; the MAC owner is.

Feedback Summary on LCD Spreadsheet (Brown)

Members discussed the LCD spreadsheet for uses, design standards and regulations for everything except Gordon College in the LCD, or a 40R overlay district which requires certain density and housing by right. Another option is to change the underlying zoning which would include both sides of Upper School Street. The most efficient is to deal with the lands on the east side.

Working Session on LCD Regulations/Design Standards/Land Use

Mr. Mastrogiacomo said he had received responses from only three Board members. Members then discussed the list of viable uses and stated whether or not they were in favor of each category. Ms. Brown will further hone this for the next meeting. Will cut out the “no’s” and the Board can discuss at the next meeting.

Mr. Russell left the meeting at this time.

Simboli Response to Questions (if received)

Mr. Simboli has sent a response to the Board’s questions. He is going to get help to determine the size and his needs.

Planner’s Report (Brown)

Town Planner Brown submitted her monthly report which included:
Housing Opportunity – MAHT sites and DPW
40R Smart Growth Overlay District Vision, Regulations and Application
Open Space and Recreation Plan Update
Western Woods Preservation
Wastewater Treatment Feasibility Study
Local Initiative Project (Friendly 40B) Application
Local Rapid Recovery Grant
Regional Project Grant
Community One Stop – Expression of Interest

Approval of Regular Meeting Minutes: March 22, 2021

Upon motion made by Mr. Mastrogiacomo and seconded by Mr. Olney with all members present (Coons, Delisio, Foley, Mastrogiacomo and Olney) voting by roll call vote in the affirmative, it was VOTED to approve the minutes of March 22, 2021.

Subcommittee and Liaison Updates

Tabled to next meeting

Other Matters, as may not have been reasonably anticipated by the chair

The MAPC Matters newsletter will be put “in a box” for all members to read if they wish to do so.

Messrs. Mastrogiacomo and Olney have prepared charts of where the existing bylaws have been moved in the Recodification.

Ms. Sarah Mellish of the Finance Committee requested a vote on the capital budget item of \$40,000 for a LCD study. She said the FinCom did not understand the requirement for having an additional study. Unless there is information regarding that submission she does not think they will approve it. They are not willing to support it unless the results will benefit the town. Inasmuch as Messrs. Gilbert and Russell had left the meeting, the Board will take a final vote on April 26th.

Upcoming Meetings:

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The Recodification Meeting will be held on April 29, 2021 beginning at 6:30 p.m.

The next Planning Board meetings will be

April 26, 2021 (6:30PM)

May 10, 2021 (6:30 PM)

May 24, 2021 (6:30 PM)

There being no further discussion and upon motion made by Mr. Mastrogiacomo and seconded by Mr. Olney it was VOTED to adjourn the meeting. Adjourned at 9:25 p.m.

Submitted,

Approved by the Board on April 26, 2021

Helene Shaw-Kwasie
Secretary

Mary Foley
Clerk

N.B. These minutes are not verbatim. They are the secretary’s interpretation of what took place at the meeting.

Documents used at the meeting:

LCD Spreadsheet

Planner’s Update

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