



# MANCHESTER-BY-THE-SEA

PLANNING BOARD • TOWN HALL  
Manchester-by-the-Sea, Massachusetts 01944-1399  
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## Minutes of the Planning Board

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Monday, May 8, 2023 6:30 p.m. Room 5, Town Hall Hybrid Meeting

<https://us06web.zoom.us/j/81469951372?pwd=TkpzMnlvb09QTENkT2RRWGkrdlJEZz09>

Meeting ID: 814 6995 1372 Passcode: 880135 Dial in: 1.646.558.8656

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**MEMBERS PRESENT:** Ron Mastrogiacomo, Chair, Sarah Creighton, Susan Philbrick, Chris Olney, Laura Tenny, Christina Delisio, and Mary Foley

**MEMBERS NOT PRESENT:** All members were present.

**SELECT BOARD MEMBERS:** Ann Harrison, John Round, Cathy Bilotta, Brian Sollosy

**STAFF PRESENT:** Town Administrator, Greg Federspiel, Interim Town Planner, Betsy Ware, PB Administrator, Gail Hunter

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### Call to Order Joint Meeting with the Planning Board and Select Board

Mr. Mastrogiacomo called the Planning Board meeting to order at 6:00 p.m. Ms. Harrison called the Select Board Meeting to order.

### Interviews with MBTA Task Force At-Large Candidates, Appoint 2 Candidates to Task Force

Prior to the beginning of the process Ms. Delisio stated she had not received information related to the charge or mission statement of the Task Force nor had she been informed who had already been appointed to the Task Force. Mr. Federspiel stated that the Planning Board had been informed of the role of the Task Force and appointments of members had been provided to the Board. Ms. Creighton read the Select Board's directive from February regarding the Task Force and Ms. Bilotta informed Ms. Delisio who had been appointed.

Ms. Harrison outlined the expectations of At-Large members of the Task Force which include attending meetings, participating in site visits, and understanding that the business of the Task Force is serious. She added there would be a lot of information to get through including data related to zoning and potential changes to the Town's Zoning By-Law. Applicants resumes and statements of interest are contained in the PDF below.



MBTA Applicancts.Final.pdf

Candidates were given two minutes for an introductory comment. The candidates introductory comments summarized their resumes and reiterated their commitment to the Town. The candidates in order of introductory comments:

1. Elizabeth Colbert, CPA
2. Lorrain Iovanni (not in attendance)
3. Tim McDonald, Architect
4. Sandy Bodmer-Turner, Environmentalist
5. Rosemary Costello, Historic Preservation Planner
6. Jim Diedrich, Engineer
7. Denny Hall, Property Developer
8. Gary Russell, Certified Professional Planner

### Chairs Questions

Ms. Harrison asked the candidates if they had the time to commit to the Task Force.

Mr. Mastrogiamomo asked what specific experience each candidate had to bring to the Task Force.

Ms. Harrison asked what the candidates thought the biggest challenge would be for the Task Force. She also asked how the candidates would structure the Task Force given the experience of various members.

Mr. Mastrogiamomo asked what each candidate thought the role of the Task Force was and how they would contribute to the Task Force.

All candidates reflectively and comprehensively answered the questions directed to them by Ms. Harrison and Mr. Mastrogiamomo. Overall, the candidates agreed that the work of the Task Force would be extensive and that working in subcommittees may be an effective way to structure the Task Force. Additionally, the candidates agreed that communicating the decisions and direction of the Task Force to Town residents will be challenging and the Task Force should work to build consensus in the community.

### Board Members Question

Ms. Bilotta asked if the potential candidates had a conflict of interest and if they could decide in the best interest of the Town.

Ms. Delisio asked about Home Rule and the State mandate. Most potential members believed the mandate was an overreach and one potential member thought it may be litigated.

Ms. Foley asked about misinformation, especially around the Town being close to compliance. Most candidates agreed the Town was likely not in compliance but at this time there is no specific information.

Ms. Creighton asked about Affordable Housing. Many candidates agreed diverse and attainable housing should be a goal which is in line with the Town's Master Plan.

Mr. Round asked if the Town's response should have an Affordable Housing component. Candidates pointed out that was not a component of the State mandate.

Mr. Olney asked the candidates how many housing units were within one half mile of the train station. The numbers varied from 2,200 to 300 to no idea.

Ms. Philbrick asked if there was room for the Town to negotiate what were the things that potential candidates thought were negotiable. Answers: the ocean, all wetlands, low lying coastal community, climate change and Historic District.

Ms. Tenny asked if multi family housing should be By Right most of the candidates agreed that By Right would be positive but noted there needed to be some performance standards and other thought all should go through ZBA.

Following a close vote Ms. Bodmer-Turner and Mr. Hall were appointed as At Large Members of the MBTA Task Force.