



OFFICE OF THE  
PLANNING BOARD

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

**Minutes of Planning Board Meeting – May 10, 2021 – Virtual – 6:30 p.m.**

Zoom Meeting

<https://zoom.us/j/97215136224?pwd=azRCT2hrUXRMaVdPSGM2M3hlYXJPUT09>

Meeting ID: 972 1513 6224, Passcode: 397653

Present: Chairman Ron Mastrogiacomo; Members Loren Coons, Christine Delisio, Mary Foley, Gary Gilbert, Chris Olney, Gary Russell  
Staff Present: Town Planner Sue Brown  
Minutes: Helene Shaw-Kwasie

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

Acknowledge receipt of correspondence

There was none.

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

There were none.

Discussion/Decision of Warrant Article 12 – Blasting

Chairman Mastrogiacomo reported that there is a Citizens Petition on the Town Meeting Warrant to amend the General By-Laws relative to Blasting.

Fire Chief Jason Cleary made a presentation on the current safety information on blasting. He said the regulations are found in 527 CMR and are administered through the Department of Fire Safety. An applicant for a blasting permit must apply to the Fire Department who will make a site visit. Nothing speaks of what is going to be built as a result of the blasting. There are many checks and balances that oversee the blasting. Under MGL 148 any bylaw change for the agency would have to pass muster with the Blasting Board. Fire Chief Cleary made his comments at the BoS meeting and also gave written comments to the BoS.

Motion was made by Mr. Mastrogiacomo and seconded by Mr. Russell not to recommend the Citizens Petition on Blasting – Article 12 of the Town Meeting Warrant. After discussion, it was VOTED by roll call vote with six members (Coons, Foley, Gilbert, Mastrogiacomo, Olney, Russell) voting in favor of not recommending the Citizens Petition and one member (Delisio) abstaining. The motion passed.

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### Discussion of Redirection of Scope and Schedule for LCD (formerly 40R Feasibility Study)

Town Planner Brown reported that because the Board is no longer pursuing the 40-R there is funding left over which must be used by June 30. MAPC recommends that the Board come up with two or three scenarios that they would like to compare such as density of use, change of use, identify where the LCD boundaries are, identify the uses in the LCD, and draft out the zoning regulations for an overlay district.

### Comments to MassHousing on 40B process/schedule

Mmes. Delisio and Foley and Town Planner Brown attended a site walk on May 4. Board members were asked to submit comments on safety and storm water to Town Planner Brown by May 19 and the Board will review them on May 24.

### Planner's Report (Brown)

Town Planner Brown submitted her monthly report on the following:

- Housing Opportunity – MAHT sites and DPW
- LCD Overlay District Vision, Regulations and Application
- Open Space and Recreation Plan Update
- Western Woods Preservation
- Wastewater Treatment Feasibility Study
- Sanctuary at MbtS
- Local Rapid Recovery Grant
- Regional Project Grant
- Community One Stop – Expression of Interest

### Subcommittee and Liaison Updates

Mr. Olney reported that the MAHT had a meeting with some tenants on the subject of the housing properties.

### Approval of Regular Meeting Minutes: April 26, 2021

Upon motion made by Mrs. Foley and seconded by Mr. Olney with all members voting virtually by roll call vote, it was voted to approve the minutes of April 26, 2021 as slightly amended.

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

Chairman Mastrogiacomo noted that Mr. Coons will be stepping down at the end of his term. He spoke about Mr. Coons' 13-year membership on the Board, about his clear thinking, articulate, non-judgmental demeanor in handling applications and his knowledge of the Building Code from decades of being a builder. He thanked Mr. Coons for his service to the Town.

### Upcoming Meetings:

- May 24, 2021 (6:30 PM)
- June 14, 2021 (6:30 PM)
- June 21, 2021 (Town Meeting, 6:30PM)
- June 28, 2021 (6:30 PM)

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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 7:45 p.m.

Submitted,

Approved by the Board on May 24, 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  
Minutes of April 26, 2021  
Planners Report: