



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 10 CENTRAL STREET, MANCHESTER-BY-THE-SEA, MA 01944-1399

Meeting of the Planning Board
July 17, 2019 – Town Hall

Present: Members Coons, Delisio, Foley, Mastrogiacomo, Russell
Absent: Fish, Mellish (ZBA), Orlando (Building Inspector/Zoning Enforcement Officer)
Others Present: Town Planner Sue Brown, Resident Gary Gilbert, Consultant Mark Bobrowski

Mastrogiacomo called the meeting to order at 5:10 p.m.

Mr. Bobrowski led the discussion about recommended changes based to sections of the Bylaw that focus on procedures and outlined in Mr. Bobrowski's memorandum dated July 9, 2019 regarding Procedural Aspects of the Zoning By-Law.

Within the discussion that followed several items were identified as needing resolution through discussion and vote of the Board.

- Does the Board wants to list certain protected rights beyond those identified in the Zoning Act in Section 1?
- Does the Board want to consider requiring residents to pay the cost of Citizen Petitions to amend Zoning Bylaws?
- Should 5.4 require a variance or special permit to allow a change to a nonconforming structure that increases an existing nonconformity or creates a new nonconformity?
- What if anything should be allowed as a permissible change to a single and two-family non-conforming residential structure provided the change meets all zoning requirements?
- What should trigger site plan approval?

Other topics brought up, but out of the scope of the Recodification Project include:

- Does the Board want to consider changes to District size, boundaries?
- Should the Board size be reduced? Should the Board include an Associate member?

The process going forward will include themed meetings (Use Table, Residential Uses, Non-Residential Uses), followed by community workshops, and continued drafts of the revised zoning until a final draft is approved and submitted for Town Meeting vote.

The next meeting scheduled for September 11 at 5 PM will focus on a proposed use table that will identify uses allowed in each district and the dimensional and other criteria for each.

Minutes of Planning Board Meeting – July 17, 2019

Mastrogiacomo adjourned the meeting at 7:10 PM.

Meeting minutes submitted by Town Planner, Sue Brown.

Documents discussed:

Memorandum from Mark Bobrowski to Zoning Committee, dated July 9, 2019