



MANCHESTER-BY-THE-SEA

MBTA TASK FORCE • TOWN HALL
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MINUTES OF THE MBTA TASK FORCE

August 17, 2023 6:30 p.m. Hybrid and In-Person Room 5

MEMBERS PRESENT: Chris Olney, Chair, Susan Philbrick, Richard Smith, Sandy Bodmer-Turner, Dennison Hall and Mike Pratt

MEMBER NOT PRESENT: Ann Harrison, Gar Morse, Sarah Mellish,

STAFF PRESENT: Interim Town Planner, Betsy Ware. and Administrator, Gail Hunter

GUEST: John Feuerback, Chair, Affordable Housing Trust

Call to Order – the meeting was called to order at 6:30 p.m.

Acknowledge receipt of correspondence

Emails received from Ms. Iovanni, 20 Pine Street, Unit A, Mary Foley, 1 Pulaski Drive, and from the State adjusting guidelines for communities. All correspondence has been forwarded to Task Force members and posted to the website.

Meeting Schedule

Ms. Ware stated that she is developing a scope of services for a consultant to support the Task Force in complying with MBTA Zoning. The Consultant will support the GIS and database requirements defined by the State.

The PDF below is the proposed meeting schedule for the Task Force. In addition to the meeting schedule, Ms. Marletta, the Town’s Communication Director, is developing a comprehensive Communication Plan for the Task Force to review and implement. The Task Force will review and discuss the Plan during the first meeting in September.

Ms. Ware also indicated that Ms. Hunter is working with Ms. Croft and Ms. Mainville to develop a historical summary of grants received by the Town and possible loss of that funding if the Town is not in compliance with the MBTA Zoning Law.



2023-8-15 -Outline
for MBTA Zoning Ta

Frequently Asked Questions

Ms. Bodmer-Turner and Ms. Foley (Planning Board) had suggestions to improve and clarify a few of the proposed questions. The Task Force discussed at length the suggestions seeking to clarify the compliance standards with existing zoning regulations. Following that discussion, the revised FAQs are in the PDF below. This is the final version and was posted to the MBTA Task Force website following the Task Force meeting.



FAQs8.18.docx

Baseline Data and Demographic Overview

Ms. Ware presented her report stating that the Town has excluded lands: wetlands, flood plain areas, historic buildings, Town owned lands and areas of Town that require Special Permits and Variances. There are a number of properties with existing non-conformities, and she needs to define what land is left within the half-mile radius of the MBTA station. She hopes to have that map ready soon. Ms. Ware has asked the State for a ruling around filled tide lands specifically referencing Reed Park, Masconomo Park and the MBTA station itself.

FEMA floodplain maps are being updated and will help to define areas for development.

Presentation Affordable Housing Trust (AHT), John Feuerback, Chair

Mr. Feuerback thanked Mr. Olney, who is also a Trustee of the AHT for inviting him to speak this evening. The Trust has been working with Mass Housing Authority (MHA) since 2021.

- The AHT with non-binding support of Town Meeting is attempting to support new construction at the current MHA site.
- Two RFP's have gone out with no favorable responses.
- The most recent RFP was developed with a consultant who created a "Proof of Concept". No favorable responses.
- The AHT is now going out with a "Request of Qualifications" to identify an experienced Community Development professional who has worked successfully with a community in development of property.
- Mr. Feuerback has spoken with two potential development teams and hopes to move forward with feasibility.
- The AHT is interested in talking through the feasibility of a potential project.
- The Next step would be for MHA and AHT to meet and further develop a concept and move forward with an RFP.
- This is a long and sometimes frustrating process; however, Newport Park is within half mile of the MBTA station. While the Plains has available land for expansion.
- The AHT has \$1.3M from CPC and is in a better position than it was in 2017 and 2018.

- Mr. Feuerback would like to see the 10% affordability factor for proposed development around MBTA increased.

Following Mr. Feuerback's presentation he forwarded the attached site summary of Manchester MHA property.



Approval of Meeting Minutes

Ms. Philbrick moved to approve the MBTA Task Force meeting minutes of June 26, 2023 and July 20, 2023; Ms. Bodmer-Turner seconded the motion. The motion passed unanimously.

Public Comment

Ms. Katarina Gates, 2 Desmond Ave. suggested Tappan St. has a good place for affordable housing.

An unidentified woman asked for printed copies of the meeting materials. MBTA Meeting Packets will be posted to the website and residents are free to read and print materials from the Meeting Packets. It is not the practice of Town Hall to provide printed meeting materials.

Ms. Sarah Pierce, 9 Friend Street, asked about the proposed \$5M to \$6M Mass Works Grant and what that was for. Ms. Ware stated that was for extending water and sewer to the LCD for development of potential new business and to support the Medial offices. Ms. Pierce continued to ask about clarification around the purpose of MBTA Zoning indicating that she understood it was to create housing close to the MBTA station. Mr. Ware clarified that was correct but not all housing needed to be close to the MBTA.

Ms. Donne Furse, 9 Blossom Lane, stated that she was in support of affordable units and expanding the MBTA base above 10%.

Ms. Rosemary Costello, 12 Bennet Street, asked if design guidelines needed to be submitted with the Town's proposed plan. Mr. Olney conceded that was an excellent question and believes the design guidelines may be an outline of what the Town proposes.

Adjourn

Mr. Hall moved to adjourn the MBTA Task Force meeting; Mr. Smith seconded the motion. The motion passed unanimously.