



MANCHESTER-BY-THE-SEA

PLANNING BOARD • TOWN HALL
Manchester-by-the-Sea, Massachusetts 01944-1399
Telephone (978) 526-6405 FAX (978) 526-2001

Minutes of the Planning Board

Monday, August 28, 2023 6:30 p.m. Room 5, Town Hall Hybrid Meeting

MEMBERS PRESENT: Ron Mastrogiacomo, Chair, Susan Philbrick, Sarah Creighton, Mary Foley, and Christina Delisio

MEMBERS NOT PRESENT: Laura Tenny, Chris Olney

SELECT BOARD MEMBERS:

STAFF PRESENT: Interim Town Planner, Betsy Ware

GUEST:

<https://us06web.zoom.us/j/81509204048?pwd=VEpiK2xrbTZUQXNucGw3blN5KzNaQT09>

Meeting ID: 815 0920 4048

Passcode: 715513

Dial in: 646.558.8656

Call to Order

- Acknowledge receipt of correspondence
 - Town of Wenham notice of Decision – has been added to Share/Point folder.
- Allow public comment on items not on the agenda with a limited time. There was no public comment this evening.
- Warrant Articles to Move Forward to Special Town Meeting (STM) Discussion

Below are Ms. Creighton's summary of notes captured on the whiteboard during the meeting. The summary below followed a lengthy discussion by the Board and Interim Town Planner Ms. Ware.

1. Provide a wide range of Housing for seniors (CO)
2. Promote Large-scale Sr Housing (CO)
3. Require design standards (CO)
4. Promote small scale and clustered senior housing (CO)
5. Provide opportunities to downsize(CO)
6. Place to age in place (RM)
7. Maintenance free (RM)
8. Integrate into town and walkable (RM& SP)
9. Clear rules per housing type ... 2 sets of regulations (MF)
10. Affordable and lower cost housing for Seniors (MF)
11. Small Scale (MF)

- Senior Housing (new Section 9.4 Senior Housing): new language is being proposed to allow senior housing development of various levels and sizes in Town.



Senior Housing.pdf

Mr. Mastrogiacomo had several questions he shared with the Senior Housing subcommittee who have a meeting scheduled on Thursday, August 31, 2023.

- Amendment to the Use Table (4.2 Note 13: minor amendments are being proposed to allow family members to reside in living quarters that are part of an existing garage, stable or other structure.)



Draft Zoning to Add Family Member.pdf

- Floodplain By-Law (replace existing Section 10.2 with new section): proposed language in compliance with FEMA floodplain requirements and State requirements is being considered.

Mr. Mastrogiacomo moved that the Floodplain By-Law would not be presented at Special Town Meeting this fall. However, the Planning Board will continue to work on the final Floodplain By-Law for presentation to residents in a Public Hearing, Ms. Creighton seconded the motion. The motion passed with 4 affirmative votes and 2 abstentions.

- Schedule for STM (Ware)

There has been no final decision made on scheduling Special Town Meeting.

- Approval of: Regular Meeting Minutes: (8/14/2023) and any other meeting minutes.

Ms. Philbrick moved to approve the meeting minutes of August 14, 2023; Mr. Mastrogiacomo seconded the motion. The motion passed with 4 members approving the meeting minutes and 1 member abstaining.

- Other matters, as may not have been reasonably anticipated by the Chair. There were no additional matters discussed this evening.

Mr. Mastrogiacomo moved the meeting adjourned.