



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

Meeting of the Planning Board
September 16, 2019 – Town Hall

Present: Members Coons, Delisio, Fish, Foley, Mastrogiacomo,

Absent: Russell

Others Present: S. Mellish, J. Dietrich (ZBA), P. Orlando (Building Inspector/Zoning Enforcement Officer), G. Thompson (Town Assessor), S. Brown (Town Planner), Consultant Mark Bobrowski

Mastrogiacomo called the meeting to order at 5:05 p.m.

Mr. Bobrowski noted that this meeting was to discuss the proposed use table and definitions. Sue confirmed that emails with proposed definitions from Mary Foley, Gary Gilbert and questions and suggestions on the use table and definitions from Chris Olney were distributed to Mr. Bobrowski.

Mr. Bobrowski led the discussion about the proposed use table.

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

- Should Residential District D be listed in the table as two separate Districts as two family residential buildings are allowed by right except within a limited area where it requires a special permit and has conditions attached?
- Should Assisted Living facilities be an allowed use and if so, where should it be allowed?
- Mixed-Use in the General District – should any regulations change, such as first floor restrictions, allowance of greater height with special permit, multi-family with special permit?
- Drive-Throughs: should they be allowed? Require a special permit?
- Should Agricultural use definition be changed to reflect current chicken/flock trends?
- Should Event Venues be allowed? Where? How?
- Where should indoor and outdoor recreation facilities be allowed?
- How should family be defined?
- Commercial vehicles: How should they be classified? How many should be allowed on a residential lot?

Mr. Bobrowski agreed to share Flexible Development Bylaw (Groton) and will send Sue a list of items that need resolution by the Board.

Due to the lateness of the meeting, the discussion on definitions was tabled.

The next meeting scheduled for October 10th at 5 PM will focus on a Zoning for Residential Uses.

Mastrogiacomo adjourned the meeting at 7:30 PM.

Meeting minutes submitted by Town Planner, Sue Brown.

Documents discussed or referred to:

Use Table (Bobrowski)

Definitions (Bobrowski)

Proposed List of Words to be Defined (Foley)

Suggested Definitions (Gilbert)

Questions/Suggestions Use Table (Olney)

Questions/Suggestions Definitions (Olney)