

SEPTEMBER 21, 2021

Public Hearing Notice
Manchester-by-the-Sea Planning Board

In accordance with MGL Chapter 40A, Section 5, the Manchester-by-the-Sea Planning Board will hold a Public Hearing on October 25, 2021 at 7:00 p.m. via Zoom <https://us06web.zoom.us/j/81700199182?pwd=T1h2TGh4VVhjV29hU20yamZSNWtuQT09> Meeting ID: 817 0019 9182 Passcode: 575482 to consider Citizens' Petitions for the following proposed amendments to the Manchester-by-the-Sea Zoning By-law:

ARTICLE __. To see if the Town will vote to amend **Article** [sic] 6.11.4 (Development Scheduling -- Rate of Development) of the Zoning By-laws by rewording, as follows: The Building Inspector shall issue building permits for construction of new residential structures only if in any consecutive twelve (12) month period such permit issuance will not result in either

- a) a total of more than 50 new dwelling units, or
- b) authorizing connection to the municipal sewage treatment facility of a total of more than 50 dwelling units.

This By-Law shall become effective as of the date of its enactment and remain in effect until repealed by a future Town Meeting.

ARTICLE __. To see if the Town will vote to amend **Article** [sic] 6.13.5 (Residential Conservation Cluster – Standards and Dimensional Requirements) of the Zoning By-laws by adding a new Sub-Section 6.13.5 (subsection 5), as follows:

Safe Access: Notwithstanding any other provision, any housing development with an access road greater than 500 feet in length and which is greater than fifty (50) dwelling units:

- a) must pave such access road, and
- b) must provide a paved secondary access road.

Each of these access roads shall be of adequate width, grade and construction for vehicular traffic, and shall be open and properly maintained at all times for ingress and egress.

Text of the proposed By-law amendment is available for inspection and review during normal business hours at the office of the Town Clerk, Town Hall.

Ron Mastrogiacomio, Chairman

Cricket October 1 and October 8, 2021