



AMENDED AGENDA RECEIVED BY THE
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Manchester-by-The-Sea Meeting Posting

Notice of Public Meeting – (As required by M.G.L.Ch.30A §18-28)

Board/Committee: Planning Board
Day & Date: Tuesday, May 17, 2022
Time: 6:30 PM
Location: VIRTUAL
Signature: Sharon George, Planning Board Admin

Join Zoom Meeting

<https://us06web.zoom.us/j/84317850771?pwd=SDhJM3VwOU1DcXBKZjFJL2kvSVBDUT09>

Meeting ID: 843 1785 0771 Passcode: 150814

One tap mobile: +13017158592,,84317850771#

Dial in: +1 301 715 8592

AGENDA

Call to Order

Public Hearing on Proposed By-Law changes (6:30 PM)

To see if the Town will amend the General Bylaws to include sections regulating junk cars; curb cuts; the allowance of commercial and landscaping material; the storage of boats in the setback; and stormwater management. These regulations are moving from the Zoning Bylaws with minor modifications.

To see if the Town will amend the Zoning Bylaws, as follows:

Delete section 8.5 Junk Cars

Delete 6.15 Stormwater Management Special Permit

Delete section 6.2.7 Curb Cuts

Delete sections 1-4 and replace them with Section 1: Purpose and Authority, Section 2: Definitions, Section 3: Districts, and Section 4: Use Regulations in their entirety to provide greater clarity; to add definitions, to insert a table of uses, to allow swimming pools by right provided they meet zoning criteria, and to clarify specific allowed uses and accessory uses.

Delete Section 7: Administration and delete Section 7: Blank and add a new Section 12: Administration to clarify administrative requirements; add a section about review of Dover Amendment cases; add a section about reasonable accommodations; and define the make-up and role of the Planning Board.

Delete section 6.1: Non-Conforming Use and add a new Section 7: Non-Conforming Uses that revises and expands regulations to allow more flexibility in approving modifications or re-uses of properties that

are not in compliance with zoning regulations by allowing the Zoning Board of Appeals greater discretion in allowing non-conforming uses that are less detrimental to the town and to make this section consistent with case law.

Delete Section 6: Special Provisions and replace it with a new Section 6: Special Provision to renumber the section; remove redundant sections; create a comprehensive set of special permit and site plan review standards; change special permit and site plan review regulations to performance-based regulations where possible; make other minor modifications; delete site plan special permit requirement in compliance with case law; and change stormwater regulations to reference those in the General Bylaw.

Delete Section 9.2: Residential Conservation Cluster and replace it with a new Section 9.2: Residential Conservation Cluster to remove the minimum lot size for residential conservation clusters and specify density bonuses for deeded affordability, open space, or town amenities.

Amend the Table of Uses in Section 4 to add Senior Housing by special permit in all districts.

Add Section 9.3: Senior Housing to provide regulations that allow, by special permit, the development and use of alternative housing and nursing care for seniors and to create health care, housing and other supportive services for the senior populations in all districts.

Add Section 8.6 Adult Entertainment Establishments to provide regulations of said establishments by special permit of the Zoning Board of Appeals.

Replace Section 9.1 Special Housing Provisions with a new Section 9.1 Accessory Dwelling Units in Single Residence Districts. This section will reduce the area needed for this use; require that the use be attached to a primary residence; require registration of the units with the building inspector; allow the building inspector to issue permits for this use when they comply with regulations. New units that do not meet the criteria will require a special permit from the Zoning Board of Appeals. The number of Accessory Dwelling Units will be capped at 20 per year and existing units will be grandfathered.

Delete Accessory Use #7 "As part of an existing garage, stable or other existing structure, family living quarters for an employee of the owner/occupant" from the Table of Uses in Section 4.

Modify Accessory Use # 6 "Accessory Dwelling Unit" in the Table of Uses in Section 4 to "Y/ZBA" in Residential Districts A, B, C, E and the General District.

Discuss Zoning Changes and VOTE articles for town meeting.

For more information on the proposed zoning changes visit: <https://bit.ly/mbtzoning>