



Manchester-By-The-Sea Minutes of the Planning Board

Date: February 23, 2026

Time: 6:30 p.m.

Members Present: Sarah Creighton, Susan Philbrick, Gordon Brewster, Chris Olney, Brian Frey and Sandy Bodmer-Turner

Members Absent: Peter Morton

Staff Present: Marc Resnick, Director of Land Management

Call to Order

The Chair called the meeting of the Manchester Planning Board to order. Present were Sandy Bodmer-Turner, Chris Olney, Gordon Brewster, Sue Philbrick, and Brian Frey, along with Marc Resnick, the Town Planner. The Chair noted that the meeting was being recorded.

Public Comment On Matters Not On The Agenda

No public comment was received on matters that were not on the agenda.

Continued Public Hearing: 22 Union Street LLC, 22 Union Street - Special Permit

Chair Creighton moved to open the Public Hearing for the 22 Union Street Special Permit and Site Plan Review, with the immediate intention of continuing it to the March 9, 2026, meeting at 6pm. The rationale provided was that the Governor had declared a state of emergency due to a significant snowstorm, Town Hall was closed, and power outages had been reported in parts of Manchester. Chair Creighton expressed concern that the purpose of a public hearing is to hear public input, and that the weather conditions would likely prevent residents who wished to be heard—particularly regarding the discussion of conditions—from participating meaningfully.

Motion by Ms. Philbrick to open the Public Hearing for the 22 Union Street Special Permit and Site Plan Review. Seconded by Mr. Olney. The motion passed unanimously.

Chair Creighton noted that Marc Resnick had drafted conditions for the Board's review, and that Mr. Morton had already submitted some comments on them. Board members were encouraged to review the draft conditions carefully, with attention to both their wording and clarity as well as their substantive content, and to contact Marc if they had difficulty locating the documents.

A member of the public, Sheila Reindl, was present via the meeting platform. Chair Creighton acknowledged her attendance and explained that the public hearing was being continued to March 9th at 6:00 PM—a half hour earlier than the regular start time—to ensure adequate time before the 7:00 PM zoning hearing. Ms. Reindl indicated she had not reviewed the agenda in advance and was simply checking back in; she was thanked for attending and invited to return on March 9th.

Motion by Ms. Philbrick to continue the 22 Union Street Special Permit and Site Plan Review public hearing to March 9th at 6:00 PM. Seconded by Mr. Olney. The motion passed unanimously.

Discussion Of Zoning Articles For Town Meeting

a. Downtown Zoning Article

No discussion took place.

b. Inn Article

No discussion took place.

c. Senior Housing Article

No discussion took place.

d. ADU Article

No discussion took place.

Discussion Of Driveway Regulations

No discussion took place.

Liaison Updates

a. Harbor Management Plan

No discussion took place.

b. CPC

No discussion took place.

Update & Next Steps: Housing Production Plan

No discussion took place.

Other Matters Not Previously Anticipated

No discussion took place.

Correspondence

No discussion took place.

Approval Of Meeting Minutes: November 17, 2025, January 29, 2026, February 2, 2026 & February 9, 2026

No discussion took place.

Adjourn

Motion to adjourn by Ms. Philbrick. Seconded by Ms. Bodmer-Turner. The motion passed unanimously.