



MANCHESTER-BY-THE-SEA

PLANNING BOARD • TOWN HALL
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MINUTES OF THE PLANNING BOARD

March 21, 2022 6:30p.m. Virtual Meeting

Join Zoom Meeting, Meeting: ID 851 2727 654

MEMBERS PRESENT: Ron Mastrogiacomo, Chair, Sarah Creighton, Mary Foley, Gary Gilbert, Laura Tenny and Christine Delisio

MEMBERS NOT PRESENT: Chris Olney

STAFF PRESENT: Town Planner, Sue Brown and Planning Board Clerk, Sharon George

GUESTS:

Mr. Mastrogiacomo welcomes everyone to the meeting. He stated he would turn the meeting over to Vice Chair, Sarah Creighton.

1. Previous Zoning Changes: Sections 1-3. Ms. Creighton said she would like to briefly look at previous zoning changes proposed.

Ms. Creighton discussed the Board's adoption of the Master Plan and implementation of their recommendations.

MOTION: It was moved and seconded, the Planning Board voted by Roll Call 5 in favor 2 opposed (Foley, Delisio) to adopt implementing the recommendations Master Plan as adopted by the Planning Board.

Section 2: Definitions: The definitions shall apply when definitions in section two are in conflict with other sections.

MOTION: It was moved and seconded, the Planning Board voted by roll call vote to Adopt language when section 2 is in conflict the other section is relavent.

Discussion: Ms. Tenny asked superseding sections. Ms. Creighton stated that the section shall supersede.

Ms. Foley said she doesn't recall seeing a final draft on the definitions. Ms. Creighton stated we did not agree to take any definition out.

Ms. Creighton stated she is deleting 4.4.3 the footnote. This is about the 2 acres.

Mr. Olney stated he checked into "contractors' yard" and it is store such as The Building Center.

Ms. Tenny suggested words wheel or tracked.

Single Family Dwelling: is a dwelling for one family. Ms. Creighton stated the proposed language includes one building unit that has one family with a kitchen, bedroom, living room and bath.

Consensus on the single-family dwelling.

Height of a building: Ms. Creighton stated that Mr. Gilbert said he did language for this amendment.

Lot Frontage: Ms. Creighton stated the language is slightly different than subdivision.

Consensus was to leave as is with lot frontage.

Restaurants: Ms. Brown said the seating is based on square footage. Ms. Delisio asked about a ghost kitchen. She used Latitude in Gloucester that closed during Covid and started doing meals to go. Ms. Brown stated this would be a food establishment. Consensus on Restaurants.

Stories: Ms. Foley asked if this was a new definition. Ms. Creighton said this is a new definition from the Bobrowski proposal. Ms. Foley asked if a ½ story is 4 feet. Ms. Tenny said it is 4 feet plus 2/3 of the below. Mr. Gilbert said he has done the research and it Check with building code. Consensus.

Yards: Portion of lot on which a building is situated. Ms. Delisio asked if you can park in your yard. Mr. Olney stated you can park in your front yard. Ms. Tenny read from Planning.org the definition of lot, front and side yards. The open spaces, on the same lot with a building from the ground up as otherwise provided. Ms. Foley asked if we wanted to say unobstructed. Consensus.

Toxic Material: any substance of mixture Section 5.10 we could delete 5.10.2. Ms. Tenny said liking it to chemicals. The Board should keep the first sentence. Mr. Olney said it should say as a regulated by Federal and State government.

Mr. Gilbert said it should be clarified to add toxic Waste if mixture of substances.

Ms. Delisio said MA is more stringent with PFAST, but not as much by Federal.

Recommend deleting Section 5.10.

Ms. Creighton said this is a definition of toxic substances. Mr. Olney said we should delete 5.10.1

Ms. Creighton said we need a new map.

Ms. Brown said we should scrub that and put it in regulations.

Ms. Creighton said she will put these changes and make a folder. It will be a folder for public hearing.

2. Residential Cluster and Senior Housing:

Ms. Creighton said we do not have a definition of Residential Conservation Cluster. She wanted to introduce this and the Senior Housing and whether we want to include this for the June Town Meeting. Mr. Mastrogiamaco asked about the bonus. Ms. Creighton said the right of first refusal will go to the Affordable Trust. Ms. Brown said most towns are getting rid of the money. Is this something we want to advance to June?

Ms. Foley said there has been a lot of discussion, but nothing was incorporated. She said we were going to see how this would work. She said she has lot of issues with the language. Discussion continued around this subject with regard to normal parking, open spaces can be reduced. Mr. Olney stated it

doesn't change the density. The density bonus is 5 units allowed you could get an additional unit. Mr. Olney stated that this bylaw change Ms. Foley said she is looking at a real

There is a density bonus of 20%. Ms. Brown said this is also a "may" add additional units. Ms. Creighton said there would be additional units. Ms. Creighton said we could use a table.

Ms. Tenny said she is favor of the residential cluster and she doesn't feel a table will do justice. This prevents sprawling and keeps resources at a minimum.

Ms. Delisio said she thinks we should have the examples. If you have a big lot in District D and we are changing some of the more populated areas. Ms. Brown said it is definitely a special exercise. The sizes of the houses will not be known but could see how they would be arranged.

Ms. Mastrogiacomo said the Planning Board has approved 3 residential clusters. Mr. Gilbert said you need to have 5 acres. He said that legally you could put in 5 lots legally depending on the lot size. Ms. Creighton said there is a benefit for the town. Ms. Foley said we will be reducing setbacks, and parking if you have a substantial lot size. For a 12,000 square foot lot you would only yield 240 square feet of open space.

Ms. Creighton said she would push this off. Ms. Brown has said she would give a couple of spatial examples. Ms. Foley asked for numbered examples.

3. Senior Housing:

Ms. Creighton said we need to define it to the proposed senior housing. Currently, we do not have a proposed definition. Mr. Bobrowski's refers to state law. Ms. Creighton said Hamilton uses the Senior Housing throughout the town. Senior housing is for individuals over 55.

Ms. Foley stated those definitions do not line up with what has been shown before. Ms. Creighton said the purpose is provide housing for seniors. Senior housing by special permit. She continued by saying we should have a discussion if this should be allowed in the limited commercial district. Ms. Olney said it would be same as other performance standards.

Mr. Mastrogiacomo asked if we would provide transportation. Ms. Olney said it could be a taxi service. Ms. Delisio said what Hamilton is struggling with affordable and make sure we define this. Ms. Foley said she does not see any clarity in this bylaw regarding home health care, housing is houses with other supportive structures. She said she agrees with Ms. Delisio. She continued reading other things that she has seen for senior housing. She doesn't see much to this bylaw. She would like to see more clarity.

Ms. Tenny said would like to see more definitions. She agreed with Ms. Foley about bedrooms on the first floor. She said 10% of the lot is not much.

Ms. Creighton said we will be well served to have 55-60-year-old senior housing. She said the other question is ownership.

Mr. Gilbert said he agrees with most of what everyone has said. He said we should keep the square footage and the maximum. The town doesn't like the State's definition of affordable.

Ms. Brown said it is very difficult to combine services and housing. She said this is not talking about affordable housing it housing that is affordable.

Ms. Foley asked if this is targeting a house with six units.

Ms. Creighton suggested:

1. Residential Cluster definition, table and special and come back to it
2. Senior Housing – take a chance of including these
3. Look up Hamilton and a couple of others to review.
4. Do another workshop on Residential Cluster and Senior Housing
5. Invite Mr. Bobrowski to the next meeting

Mr. Olney said he would like to do a draft and send it to Mark Bobrowski because it needs to be clarified. There are different performance standards that need to be looked at.

Ms. Creighton said that boat parking Signage is needed. She hopes by the end of the week to have something up on the website.

Grading: the definition of grade which is an average elevation. Ms. Creighton said this is helpful and change this to pre-existing grade. Mr. Gilbert said there should be a separate definition for pre-existing grade. Ms. Gilbert said that allows for different building heights. Ms. Creighton said this is also in the earth removal bylaw.

From the grade to the top of the roof. Ms. Gilbert said our definition was inadequate. Ms. Tenny said the height is from the grade to the top of roof. Mr. Gilbert asked if the Board could bring this back to the Building Inspector.

Action's:

1. Use this definition
2. Bring to building inspector
3. Define average grade

Comments to the DHCD: Ms. Creighton said there is a larger set of philosophical questions. She looked at the comments and she is not sure if we have consensus. Mr. Olney said anyone can make comments to the DHCD. He encourages everyone to give an opinion. Chris and Sue edited the first document. The topics that Chris had a definitive number of units, 15 units per acre.

Ms. Foley asked if we are getting any data and a large group of Planning Boards are responding. She said to have numbers and potentially.

Ms. Tenny said if we write document there should be no threats. She said this is asking us to have district for multifamily housing. We are being asked to see if this fits with the town. She does not want us to look at threats where the town will turn against us.

Ms. Olney said every lot of 6000 square feet can have a three-family house. He said if we think about development in the downtown area there could be multifamily housing.

Ms. Creighton said we can take the comments that are in conflict and simply limit our Planning Board comments on areas where we have already researched.

Ms. Creighton said she would like to see both sets of comments. Mr. Olney said to put all the comments together.

Accessory Dwelling Units: MOTION: It was moved and seconded to move Accessory Dwelling units forward to public hearing.

Action:

1. Mr. Gilbert said we will work through this with the Zoning
2. Number of ADU. Ms. Brown said we do not have those numbers. She said she has worked with the assessor's office.
3. Look at previous sheets for ADU's.

Mr. Mastrogiacomo said the 3/28 public hearing says 2//28 on the website.

Ms. Creighton said we could do a similar issue for Chapter 4.

Ms. Foley had a question on the Finance Committee had a meeting on Cell Signaling.

Ms. Brown asked about dates that Mr. Bobrowski would be available.

Mr. Gilbert asked BOS to ask town counsel which articles would interface with the ZBA. He asked of Mr. Bobrowki's response on ANR's.

Ms. Delisio said she would like to see the memo too.

Ms. Foley asked if we have a list of what is going in for the June meeting. Ms. Creighton said she plans to update where we are in the process.

MOTION to adjourn: Unanimous by Roll Call.

Submitted by:

Sharon George