



MANCHESTER-BY-THE-SEA

PLANNING BOARD • TOWN HALL
Manchester-by-the-Sea, Massachusetts 01944-1399
Telephone (978) 526-6405 FAX (978) 526-2001

Minutes of the Planning Board

Tuesday, September 20, 2022 6:30 p.m.

Town Hall, Room 7, and Hybrid for Public

Link: <https://us06web.zoom.us/j/84017404377?pwd=eDdrY2wzalJiRUZMdmlKbWVpbFVmdz09>

Meeting ID: 840 1740 4377 Passcode: 164980 Call in: 1 646.558.8656

MEMBERS PRESENT: Ron Mastrogiacomo, Chair, Sarah Creighton, Chris Olney, Laura Tenny, Mary Foley, and Christina Delisio

MEMBERS NOT PRESENT: Gary Gilbert

SELECT BOARD MEMBERS: Cathy Bilotta, John Round

STAFF PRESENT: Town Planner, Sue Brown

Mr. Mastrogiacomo asked Ms. Creighton to chair the meeting. Ms. Creighton called the Planning Board meeting to order at 6:38.

• **Open Continued Public Hearing**

Ms. Creighton Opened the Board Comment portion of the Continued Public Hearing on Proposed Bylaw Changes with a unanimous roll call vote.

Ms. Creighton said that the Board would consider suggested changes to proposed Zoning Articles. She noted the intent is to vote on motions for changes to the proposed bylaws so the articles can be finalized, posted as final, and submitted to the Select Board for the warrant for the Special Town Meeting

Article 11: Section 9.1 Accessory Dwelling Units.

Ms. Foley Moved to postpone ADU article #11 until studies can be completed to identify potential impacts.

Ms. Delisio seconded the motion. The motion failed by a vote of 2-4

Ms. Tenny moved to modify Section 9.1.3 Use Regs– General (for ADU’s) by adding “and lot coverage” so the sentence reads:

“The ADU shall meet the primary dwelling setback and lot coverage requirements of the District.”

Mr. Olney seconded the motion. The motion passed by a vote of 6-0.

Ms. Tenny moved to modify Section 9.1.4 Special Permits by adding “and lot coverage” so the sentence reads:

“To construct an ADU that does not comply with all the provisions of Section 9.1.2 provided that the ADU meets the setback and lot coverage requirements of the primary dwelling in the District....”

Mr. Olney seconded the motion. The motion passed by a vote of 6-0.

Ms. Tenny moved to modify Section 9.1.4 Special Permits by adding a new item 3.

3. To construct an additional curb cut in any District.

Mr. Olney seconded the motion. The motion passed by a vote of 6-0.

Ms. Tenny moved to modify Section 9.1.3 #3 by replacing “may” with “shall” so the sentence reads in part: “ADU parking shall use the existing driveway and curbcut....”

Mr. Olney seconded the motion. The motion passed by a vote of 6-0.

Article 10: Section 9.3 Senior Housing Facilities

Ms. Foley moved to table Article 10 Senior Housing Facilities until 2023.

Ms. Delisio seconded the motion. The motion was withdrawn.

Ms. Tenny moved to limit the districts where Senior Housing would be allowed by Special Permit to the Limited Commercial District, General District, Residential District B and other lots where the existing use is in place.

There was no second to the motion.

Ms. Creighton moved to move Article 10 forward as is for now and to revisit after further consideration.

Mr. Mastrogiacomo seconded the motion. The motion passed by a vote of 4-2.

Article 9: Section 9.2 Residential Conservation Cluster

Mr. Olney moved to modify Section 9.2.1 Purpose by deleting # 4. Encourage screening of new residential development from the Town’s roads, open spaces and scenic areas.

And renumbering the balance of the subsections.

Ms. Tenny seconded the motion. The motion failed by a vote of 3-3.

Mr. Olney moved to modify 9.2.9 Basic Affordability by adding the requirement for a minimum of one affordable unit to the minimum requirement such that the requirement would read in part: “..a minimum of one affordable unit or a minimum of ten percent of the total number of dwelling units shall be restricted...”

Ms. Creighton seconded the motion. The motion passed by a vote of 4-2.

Ms. Tenny moved to modify the bylaw by reorganizing sections so that 9.2.9 Basic Affordable Component would be renumbered to be 9.2.8 and 9.2.9 would become Density Bonus.

Mr. Mastrogiacomo seconded the motion. The motion passed by a vote of 6-0.

Ms. Tenny moved to modify Section 9.2.8 Density Bonus by adding the words “on site” after the words “dwelling units and strike “equipment or technical assistance” from Section 9.2.8 (2).

Mr. Mastrogiacomo seconded the motion. The motion passed by a vote of 6-0.

Article 8: Section 8.6 Adult Entertainment Establishments

There were no motions to modify Section 8.6.

Article 7: Section 7.0 Nonconforming Uses and Structures

The Board agreed to hold further discussion and motions for this Section until the next meeting.

Article 6: Section 6.0 General Regulations

Ms. Creighton moved to modify 6.3.8 10. Maximum Parking by adding “The Board may allow a greater number of parking spaces provided the need is supported by a transportation study performed at the applicant’s expense by a qualified independent transportation planning and engineering consultant.

Ms. Tenny seconded the motion. The motion passed by a vote of 6-0.

Ms. Tenny moved to modify Section 6.3.7 Site Development Standards item (d) by adding “and resiliency principles and best practices to protect human and environmental health to the end of the sentence.” Such that it reads:

d. Site design shall be guided by energy conservation and sustainability principles and resiliency principles and best practices to protect human and environmental health.

Mr. Olney seconded the motion. The motion passed by a vote of 6-0.

The Board agreed to modify Section 6.3.7 Site Development Standards (subsection 6.) by replacing the word “shall” to “should” such that the sentence will read:
“Understory vegetation beneath the dripline of preserved trees should be retained in an undisturbed state.”

Articles 1 - 5

The Board agreed to consider articles 1 through 5 at its next meeting along with the remaining agenda items:

- Review *Cricket* Article
- Communications Plan
- Other matters related to Zoning Changes

The Public Hearing on Proposed Zoning Changes was continued to September 26, 2022 by unanimous vote.

The Meeting was adjourned at 10:04 by unanimous vote.