



## MANCHESTER-BY-THE-SEA

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

### MINUTES OF THE PLANNING BOARD

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October 28, 2024 6:24p.m. Hybrid Meeting

**LOCATION:** Town Hall, Meeting Room

Zoom Meeting: **Meeting ID:** 853 8540 4797 **Passcode:** 403872

**MEMBERS PRESENT:** SARAH CREIGHTON, CHRIS OLNEY, LAURA TENNY (JOINED AT 6:54PM), MARY FOLEY, PETER MORTON, GORDON BREWSTER

**MEMBERS ONLINE:** SUE PHILBRICK

**STAFF PRESENT:** Mark Resnick - Town Planner, Greg Federspiel - Town Administrator, Jonathan Murray, KP Law - Town Counsel, Sarah Mellish – Fin Com

**GUESTS:** MBTA Consultant Emily Innes

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**Call to Order** Ms. Creighton called the meeting to order at 6:24 p.m.

#### **Correspondence**

Several correspondence items were noted. These included an email on 10/19 from Lorraine Aye referencing a newspaper article, an email on 10/23 from Elizabeth Thomas concerning an incorrect statement about an early construction time start, another on 10/24 from Elizabeth Thomas regarding calls to the police chief about noise from early construction start times, an email on 10/27 from Erica and Ethan Spencer regarding an overlay at Newport Park, and lastly, an email on 10/28 concerning the Planning Board's and Select Board's stance on the rescheduling of the MBTA Zoning topic.

#### **Continued Public Hearing for Cell Signal Technology (CST)**

The Board discussed a continuance request by CST to allow for further work and investigations on their project.

**Motion** by G. Brewster to continue the Cell Signaling Technology Public Hearing to November 12, 2024, Seconded by C. Olney. Unanimous affirmative vote.

#### **Minutes**

**Motion** by G. Brewster moved to approve the **Meeting Minutes of October 15, 2024**, Seconded by C. Olney; Affirmative vote 6-0-1 M Foley Abstain.

#### **Updates & Next Meeting Items**

The Chair introduced Shannon Bianchi, the new Land Use Clerk and asked for other updates from members and attendees. The Chair asked that a discussion item be placed on the next agenda for the Planning Board's 2025 budget; what has been spent thus far, and what the Board may need for next year.

### **Public Hearing – MBTA Zoning**

The Chair opened the Public Hearing on MBTA Zoning at 7:00 p.m. with roll call; all 7 members present.

S Mellish from Fincom presented their analysis of financial impact, which included looking at potential development and related tax revenues, school enrollment costs, and town grant status. The analysis indicated potential financial impacts with variations depending on development outcomes.

### **Board Comment**

The Board discussed the details of the MBTA Zoning Proposed Bylaw, including the creation of four overlay districts, parking requirements, exemptions, design guidelines, and affordability requirements.

Director of Land Management Marc Resnick summarized the four proposed overlay districts: Lower Pine, Beach to Sea, Allen to Lincoln, and Beaver Dam, and led discussion on the proposed Zoning By-Law 9.4, Community Housing Overlay Districts, sections 9.4.1 – 9.4.10. During discussion, the Board determined that amendments were needed in several sections of the Proposed Bylaw. The changes are as follows:

- C. Olney moved to amend the Proposed Zoning Bylaw, lines 225-227, seconded by G.Brewster. The motion passed with the Chair abstaining.
- C. Olney moved to amend the Proposed Zoning Bylaw by deleting lines 85-91, seconded by G Brewster. The motion passed unanimously.
- C. Olney moved to amend the Proposed Zoning Bylaw by deleting lines 106-107, seconded by G. Brewster. The motion passed unanimously.
- C. Olney moved to amend the Proposed Zoning Bylaw by deleting lines 125-128, seconded by G. Brewster. The motion passed unanimously.

C. Olney moved to close the Public Hearing, seconded by G. Brewster. The motion passed unanimously.

**Motion** by C. Olney moved to send the Proposed Bylaw as amended on October 28, 2024 to the Select Board for placement on the warrant for the Special Town Meeting scheduled for November 18, 2024, **Seconded** by G. Brewster. Unanimous Affirmative Vote

## **Discussion of MBTA Zoning and Vote to Recommend/Not Recommend**

**Motion** by C. Olney moved to vote to recommend passage of article number to amend zoning by Section 9.4 and amend Section 2 definitions, and to note that the Community Housing Overlay Districts are eligible locations as defined in Chapter 40A, Section 1A,” **Seconded** by S. Philbrick. Board members shared personal positions on the Proposed Bylaw and Manchester’s overall needs including the four overlay districts, parking requirements, exemptions, design guidelines, and affordability requirements. The motion passed 6-1, with M Foley voting in opposition.

**Motion** by C. Olney moved to adjourn. **Seconded** by G. Brewster. Unanimous Affirmative Vote.

### **Public Comment**

Detailed public commentary was captured during each pertinent section of the meeting, specifically when the public participated in the MBTA zoning hearing and related studies presentation. Public comments were made by:

Sara Pierce, 9 Friend St  
Lauren Bunker, 26 Pine St  
Sandy Roger, 82 Old Essex Rd  
Christine Delisio, 6 Lincoln Ave  
Roland Glidden, 54 Forest St  
Stephanie Rogers, 59 Forest St.  
Ann Harrison, 13 Tuck’s Point Rd  
John Round, 3 Greenbrier Rd  
Bob Neil, 114 Beach St  
Sarah Mellish, (Fin Com)  
Greg Federspiel, (Town Administrator)

By: Shannon Bianchi