



Fall 2017 Master Plan Survey

**This Community Master Plan Survey is another step in the process to inform, share ideas, and gauge support for land use and economic development options, housing, resource protection and public facilities. The final Master Plan will also incorporate the topics of transportation, natural and cultural resources and recreation, which will be addressed in future surveys.**

**Since 2016 the Town of Manchester-by-the-Sea has been developing a Community Master Plan. Due to be completed by spring of 2018, the Plan will be a living document that will serve as the foundation for town policies, regulations, initiatives, and budgets.**

**The Plan will include recommendations and action plans to address Housing, Economic Development, Natural and Cultural Resources, Open Space and Recreation, Transportation, Public Facilities and Services, Sustainability, and Land Use. Periodic updates will keep the Plan current, relevant, and responsive to community needs.**

**In 2017, the Master Plan Committee has been working with the community to identify potential opportunities to expand the Town's tax revenues to help address the cost of infrastructure replacement and maintenance. For more information about income and capital expenses, please visit <http://www.manchester.ma.us/DocumentCenter/View/1630>.**

**We encourage you to respond through this survey, as the information gathered will directly impact the final recommendations of the Master Plan.**

**Thank you for sharing your ideas and opinions.**

**2017 Manchester Master Plan Committee**

**Susan Beckmann, Co-Chair**

**Gary Russell, Co-Chair**

**Lisa Bonneville**

**Jay Bothwick**

**Sarah Hammond Creighton**

**Josh Crosby**

**Gary Gilbert**

**Susan Baker Leavitt**

**Laura Winn**

## Funding and Capital Expenses

### Background:






- About 96 percent of the Town Budget is supported by property taxes.
- Currently the town collects approximately \$26.5 million in annual property tax revenues.
- Approximately 4.5 percent of revenues are generated by commercial/industrial uses, and the remaining 95.5 percent are generated by residential uses.
- Our key infrastructure systems (roads, water and sewer, seawalls, drainage) are in various stages of disrepair, in many cases resulting from deferred maintenance, which we are trying to correct over the next ten years. We have more than doubled the amount we are allocating to such infrastructure improvements over the last four years but still have a ways to go. Some 80 percent of our water and sewer lines are 50 years old or older.
- To keep pace with projected essential capital projects to repair and improve public infrastructure and facilities, the amount of funding dedicated to capital (exclusive of school district needs) would need to increase by 7 percent for a period of at least 20 years.
- A 7 percent increase for the median tax bill would be an increase of \$565 in a single year. Keeping this increase in place for 20 years results in paying some \$12,000 more over the 20-year period.

## Infrastructure

**In 2016, the Visioning Phase of the Master Plan engaged hundreds of Manchester residents and others to develop a Community Vision & Report. Based on the feedback from citizen engagement we believe that a clear priority for the Town is to repair and maintain public infrastructure for water, sewer, roads, sidewalks, schools and other projects associated with ensuring a secure and sustainable Manchester. We seek your further input on the pace and financing of such efforts.**

*1. Please prioritize the following five statements in the order in which you would support them, with 1 as top priority and 5 as lowest priority. You may only use each number once.*

Given the Town's capital needs and strong dependence on residential taxes I believe the Town should:

	<input type="text" value=""/>	Reduce services in order to gain savings that are redirected toward infrastructure needs.
	<input type="text" value=""/>	Provide for roads, water, sewer and facility maintenance only as allowed within the annual budget complying with Proposition 2 ½ and fund any capital projects as best we can, issuing new debt only as old debt is retired or otherwise as supported by the annual budget.
	<input type="text" value=""/>	Propose selective Proposition 2 ½ overrides as has been done in the past to pay for new borrowings, only as specific projects are mandated to maintain service, even if such new borrowings are in excess of old debt retirements or are otherwise supported by the annual budget.
	<input type="text" value=""/>	Increase the tax rate to the extent as discussed above (7%) to assure sustainable maintenance and improvement of infrastructure and facilities as needed regardless of debt retirement and annual budget capacity.
	<input type="text" value=""/>	Support commercial development that boosts tax revenues and reduces the dependence on property taxes for home and land owners.

Public Facilities

In addition to water, sewer and roads, a number of Town facilities are in need of improvements or replacement. Over \$50 million in needs exist, ranging from upgrades or a new DPW garage and elementary school to rebuilt seawalls, expanded athletic fields and more.

2. Please use the drop-down arrows to indicate your level of support for the following facility improvements.

	No change	Improve existing	Build new
DPW	<input type="text"/>	<input type="text"/>	<input type="text"/>
Police station	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town Hall	<input type="text"/>	<input type="text"/>	<input type="text"/>
Library	<input type="text"/>	<input type="text"/>	<input type="text"/>

3. Please indicate your level of support for the following:

	No support	Low support	Moderate support	Strong support
Develop a new combined fire/police (public safety) facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop a new Senior and Community Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop new playing fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Land Redevelopment/Repurposing

**The Town owns a number of sites that could now or in the future be redeveloped/ repurposed for public uses or sold/leased for private uses. Some sites could accommodate multiple uses, including a combination of public and private uses.**

**Please check your top two choices for repurposing of the sites listed below.**

4. Pine Street Burn Site (use restriction prohibits residential repurposing) *(check top two choices)*

- Conservation Land
- Recreation: Playing Field(s)
- Cemetery
- Senior/Community Center
- Police Station
- Public Solar Arrays
- Sell/lease for commercial development

Other (please specify)

5. Upper School Street Compost/Yard Waste Site *(check top two choices)*

- |   |   |
|---|---|
| <input type="checkbox"/> Conservation Land            | <input type="checkbox"/> Police Station                               |
| <input type="checkbox"/> Recreation: Playing Field(s) | <input type="checkbox"/> Public Safety Complex (combined police/fire) |
| <input type="checkbox"/> DPW Facilities               | <input type="checkbox"/> Sell/lease for commercial development        |

Other (please specify)

6. Town Hall Parking Lot (*check top two choices*)

- |  |  |
|--|--|
| <input type="checkbox"/> Continue current use                  | <input type="checkbox"/> Senior/Community Center     |
| <input type="checkbox"/> Public parking garage                 | <input type="checkbox"/> Expansion of public library |
| <input type="checkbox"/> Sell/lease for commercial development | <input type="checkbox"/> Retail and restaurants      |

Other (please specify)

7. Wastewater Treatment Facility (behind Town Hall parking lot) - options at the end of its useful life (*check top two choices*)

- Replace at current site
- Senior/community center
- Harbor access - i.e., harborwalk, park, Harbormaster facilities
- Sell/lease for development that expands downtown and increases public access to harbor
- Sell/lease for water dependent use

Other (please specify)

## Land Use Options

8. Throughout the Master Plan process, a number of ideas or options have been identified to increase town revenue, expand housing options, and protect resources. Many of the ideas would require a Town Meeting vote to change land use laws (zoning), approve a land transfer, or approve funding. Please indicate your level of support for the options listed below.

	No support	Low support	Moderate support	Strong support
Residential development on DPW site, if vacated	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Permanent protection of town-owned lands with sensitive resources.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acquisition and permanent protection of private lands with sensitive resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development of playing fields on Town-owned lands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low Impact Regulations to increase protection of natural resources on privately owned, developable land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased public access to the harbor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wider variety of housing types	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed income residential developments that focus on quality of design	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Greater diversity of commercial uses within the Limited Commercial District	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Privately developed parking structure within the General District (Downtown)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

No support

Low support

Moderate support

Strong support

Preservation of large estates (buildings and landscapes) by allowing a variety of neighborhood friendly uses such as fitness studio, shared office space, or others.

Greater density in downtown area (two or three story building heights)



## Business and Housing Types

**Community character is partly determined by the type of businesses and homes available in a community.**

9. Please indicate your level of support for the following business types.

	No support	Low support	Moderate support	Strong support
Marine Trades, Fishing, Aquaculture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small-Scale Retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light Industry/Manufacturing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tourism & Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional Offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scientific and Technical	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health Care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential Care/Assisted Living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arts/Artisan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boutique Hotels/Bed and Breakfast Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants/Bars/Food Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other business types you would strongly support (please specify)

10. Please indicate your level of support for the following housing types.

	No support	Low support	Moderate support	Strong support
Apartment Buildings (5+ units)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family conversion to Apartment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential over Commercial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small house on small lot	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clustered subdivision (1- and 2-family)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2nd House on a lot	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assisted Living Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessible single-story homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pocket Neighborhoods (small cluster of houses gathered around a shared open space)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other housing type(s) you strongly support (please specify)

11. Please feel free to offer any other thoughts or ideas that reflect your interests in Manchester-by-the-Sea.