



# MANCHESTER-BY-THE-SEA

MBTA TASK FORCE • TOWN HALL  
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## MINUTES OF THE MBTA TASK FORCE

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January 4, 2024 6:30 p.m. Hybrid and In-Person Room 5

**MEMBERS PRESENT:** Gar Morse, Vice Chair, Sarah Mellish, Ann Harrison, Sue Philbrick

**Members Online:** Chris Olney and Sandy Bodmer-Turner

**MEMBER NOT PRESENT:** Denny Hall, Richard Smith and Mike Pratt

**STAFF PRESENT:** Task Force Administrator, Gail Hunter, Communication Manager, Tiffany Marletta

**GUEST:** N/A

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**Call to Order** – the meeting was called to order at 6:30 p.m.

- **Acknowledge Receipt of Correspondence:** There was no correspondence over the holidays.

- **Updated Schedule**

The updated schedule was forwarded to members of the Task Force. The members present and online had no comments on the updated schedule.

- **Discussion of Guiding Principles**



Guiding Principals  
1.4.2024.pdf

Mr. Olney forwarded the attached PDF of the proposed Guiding Principles discussed and developed during the Task Force previous meeting.

Ms. Bodmer-Turner stated she would like to see the Task Force create options for the Town and would not recommend an option that was not in the interest of the Town. She

added that non-compliance could be an option. Ms. Philbrick stated that the role of the Task Force was to come up with the best recommendation, so the Town complies with the Act. She believes the Town will have a way to comply. Mr. Olney suggested an overlay district. Ms. Harrison stated that the goal of the Task Force is to present a plan that complies. The Task Force members present agreed that the objective is to protect and preserve Town Character and multi-family properties. Ms. Mellish stated the objectives will depend on how the Task Force decides to Zone.

The members collectively discussed the importance of preserving multi-family homes and supported Mr. Olney's summary of Guiding Principles.

- **Initial Review of Innes Analysis**

Ms. Innes forwarded information as a follow-up to her preliminary meeting with the Task Force. Ms. Mellish stated she found the material confusing and not useful. Mr. Olney suggested the Task Force wait for Ms. Innes to apply the Town's specific information to the State Model. The Task Force will have a working session with Ms. Innes at their next meeting scheduled for January 11, 2024.

- **Report from Outreach Subcommittee**

Ms. Philbrick stated that the Outreach Subcommittee was planning a Density Walk for interested residents. Mr. Olney and Ms. Marletta were developing a handout for the walk.

- **Annual Report to the Town**

Mr. Olney provided the Task Force with the attached Annual Report to the Town.



Draft MBTA Task  
Force Annual Report

- **Approval of Meeting Minutes** – There were no Meeting Minutes to review this evening.

- **Public Comment:** There was no public comment this evening.
- **Any other Administrative Matters not anticipated in advance of the required 48-hour posting.**

**Adjourn**

*Ms. Philbrick moved to adjourn the meeting; Ms. Mellish seconded the motion; the motion passed unanimously.*