



# MANCHESTER-BY-THE-SEA

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

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February 29, 2024 6:30 p.m. Hybrid and In-Person Room 5

**MEMBERS PRESENT:** Chris Olney, Chair, Sarah Mellish, Ann Harrison, Sandy Bodmer-Turner, Denny Hall, Richard Smith, Sue Philbrick

**Member Online:** Mike Pratt

**MEMBER NOT PRESENT:** Gar Morse

**STAFF PRESENT:** Town Planner, Marc Resnick, Task Force Admin, Gail Hunter, Communication Manager, Tiffany Marleta

**GUEST:** MBTA Consultant, Emily Innes

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**Call to Order** – the meeting was called to order at 6:32 p.m.

- **Acknowledge Receipt of Correspondence** – Correspondence was acknowledged.
- **Updated Schedule** – Updated Schedule forwarded to the Task Force on

The schedule is contained in the PDF below.



MBTA Task Force  
Long Range Schedu

- **Analysis of Modelling Continued – Ms. Innes**



20240222 MBTS  
Task Force Updated

Ms. Innes presented updated models (in the above PDF) in a working session with the Task Force. Several areas in Town were identified and discussed. The work of identifying areas for recommendation to the Planning Board is ongoing and will be discussed during the Task Force next meeting on March 7, 2024. Ms. Innes will present additional model changes during the March 7th meeting.

- **Discussion of Neighborhood Descriptions and Overlay District Selections**



Overview of MBTS  
Areas.pdf

- **Discussion on Zoning Forum (Saturday, 10 a.m. at the Middle High School)**

The Planning Board and Task Force will hold a Zoning Forum this coming Saturday. Mr. Mastrogiamomo will introduce the Forum and provide preliminary information on zoning prior to breaking up into smaller groups by zoning districts. Maps and copies of the Zoning By-Law will be available for each group.

- **Finalize “Questions of the Week” for the *Cricket***



MBTA Task Force Questions for Cricket.pdf

- **Reports from Communication Outreach Subcommittee**

- ✓ Ms. Philbrick stated that the Task Force needs to update the FAQ’s for Annual Town Meeting, adding that the original FAQ’s were well received.
- ✓ Ms. Philbrick reported on the Task Force participation at the Manchester Club meeting, adding she was not in attendance. There were approximately 100 people at the meeting. There were some negative comments but interest in the process.
- ✓ Ms. Philbrick attended the Cape Ann Political Action Committee meeting in Gloucester noting that the Committee suggested there is little risk in violating the Law.
- ✓ Ms. Bodmer-Turner addressed some misconceptions surrounding the Law including by right will overrun communities, new units need to be built, penalty for not complying is small with no understanding of the amount of money the Town receives from grants for dredging, PFAS remediation, Rotunda, Culvert, Harbor and more.
- ✓ Additional quarterly newsletter for the Tax Statement.
- ✓ Update visual timeline.

Mr. Smith stated that the work of the Task Force comes down to the belief that the penalties for not complying are significant. Ms. Mellish pointed out that \$300K increase in Town expenses is equal to a 1% increase in the tax rate.

Ms. Harrison pointed out the State is pulling back grants from the Town of Milton. She added that the Town has an existing grant in the amount of \$3.5M to extend water and sewer lines to LCD and an additional \$1.9M the State has committed to for dredging. The Task Force will request a full list from the Town Administrator's office.

### **Design Guidelines Subcommittee**

Mr. Smith stated that the subcommittee had met this week, and the architects were taking a first pass at the guidelines including detailed descriptions. Prior to the project coming before the Task Force additional information has been requested around massing and rooflines. Additionally, the architects need to be prepared to develop a different set of standards for the LCD.

- **Approval of Meeting Minutes –**

*Ms. Harrison moved to approve the meeting minutes for January 25, 2024; Ms. Bodmer-Turner seconded the motion. The motion passed unanimously.*

- **Public Comment:**

Sarah Pierce, 9 Friend Street – Ms. Pierce stated that the information around development in Gordon Woods makes no sense. Given the objective of the Law is to have access to the MBTA and limit cars. She also stated that development in the LCD around Family Medicine and Gurley Eye Care along with the extension of water and sewer for CST and the potential for the 40B will create a traffic problem for School Street. Ms. Pierce would like to see the Town potentially say No but approach the State with a clear statement of the needs of the Town.

Mary Foley, 1 Pulaski Drive – Ms. Foley agreed with Ms. Pierce and is interested in understanding how many new units could result from compliance with the Law and what the impact would be on Town services.

**Any other Administrative Matters not anticipated in advance of the required 48-hour posting.**

Financial Impacts on the Town are part of the contract with Ms. Innes and RKG. Once the Task Force has identified the Districts the Financial Impact Study will be completed.

The Task Force discussed the Milton, MA implications for other communities and if there was an opportunity for a stay pending the Milton Appeal. Both Ms. Mellish and Ms. Philbrick stated there was no way the Law would be put on hold. Ms. Mellish pointed out that there is a second housing Law moving through the State Legislator which is more restrictive than the current MBTA Zoning Law.

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