



MANCHESTER-BY-THE-SEA

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

March 7, 2024 6:30 p.m. Hybrid and In-Person Room 5

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

Member Online: Denny Hall

MEMBER NOT PRESENT: Gar Morse and Mike Pratt

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

GUEST:

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

- **Discussion of Overlay Districts**



20240222 MBTS
Task Force Updated

Mr. Smith requested the meeting to discuss the geographic boundaries of the Overlay Districts and to focus the Task Force on the most likely Districts to focus on moving forward. He stated that the Task Force is managing the possibility of developments that may risk existing neighborhoods against larger developments in the LCD. He noted that with the definition of 20 + acres in the Pine St. to Powder House Lane area that the Task Force can now discuss and agree on the best approach for the LCD.

The Task Force reviewed, discussed and debated 3 maps focusing on in Town contiguous acres and limiting the acres in the LCD. Mr. Smith noted that in his calculations he included the area to the mid-point of all streets which is allowable and increases the Pine St. to Powder House Lane area to 20 + acres.

LCD areas discussed were Calben Property, the MAC, and Beaver Dam Road area to get to the 37 acre mandate.

In Town the Task Force discussed Brook St. and Valentine to Summer St. The Task Force focused on areas of Town already developed, to get to the needed acres.

While working to limit acres in the LCD to avoid larger developments. The details of the two areas were discussed and the Task Force concluded they will walk the areas to determine if they support Mr. Smith's most recent proposal.

Mr. Hall added that the Task Force objective is to do as little damage as possible and anything on Tappan would be developable. Tappan St. was further discussed. Mr. Smith pointed out that no matter what the Task Force recommends there will be push back. There is some excluded land in the area of Tappan St.

Mr. Olney was interested in discussing the Desmond/Brook Street option. Mr. Smith stated he objected because it is densely developed with the exception to the large parcel behind the Cricket Building. Ms. Bodmer-Turner noted the area is primarily residential with two commercial parcels adding it would be an ideal location for Senior Housing. Mr. Smith objects to the Task Force discussing Senior Housing and Affordable Housing given neither is part of the MBTA Zoning Mandate, although worthy endeavors. Mr. Olney suggested a subdistrict with restrictions on what could be built to keep development to lower level with density appropriate to the area.

Mr. Olney summarized the discussion. The Task Force is in favor of Lower Pine to Powder House, limited use of the LCD and an additional area or possibly two in Town to concentrate as much as possible downtown to limit development. Mr. Olney suggested that the Task Force offer the Planning Board three options with the possibility of a fourth. The Task Force does not fully like any of the options it is doing what is necessary to comply with the State mandate.

Ms. Mellish and Mr. Smith agree that the Task Force needs to know the assumptions Ms. Innes is using for capacity.

- **Discussion of Gordon College Proposal**

Mr. Hall stated that Gordon College has met and believes it has identified areas that could be useful to the Town in meeting the MBTA needs. Gordon College has 110 to 140 acres in the LCD and there is pressure on the College to develop multifamily housing on the land.

Mr. Hall indicated that several sites have been considered and the College is proposing two 20-acre parcels, but the parcels could be smaller than what has been proposed. Land would be set aside for conservation. Mr. Hall would like the Task Force to meet with the College to discuss the possibilities further. Mr. Hall concluded by stating that the College has spent time and money to assess working with the Town both are good signs.

Chris Imming, Representing Gordon College, added that the College has been working with Mr. Hall and watching and observing the MBTA Task Force meetings. The College worked with Ms. Brown during the development of the Town's Master Plan, and Gordon College is a responsible member of the MBTS community. He stated that the College understands the challenges of the MBTA mandate and are willing to further collaborate with the Task Force and Town. Mr. Imming concluded by stating that there are opportunities to explore.

MBTA Task Force Walking Tour of Downtown, March 15, 2024 at 1:00 p.m.

- **Public Comment:**

Mr. Mastrogiacomo, Chair of the Planning Board, requested the Task Force have a presentation during the March 25th meeting, with handouts. He stated that he did not think the Planning Board would abandon the work of the Task Force but would work with the Task Force moving forward.

Ms. Philbrick proposed joint Public Forums going forward. The Task Force and Mr. Mastrogiacomo agreed.

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

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