



MANCHESTER-BY-THE-SEA

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

MINUTES of the MBTA Task Force

August 22, 2024 6:30 p.m. Hybrid and In-Person Room 5

Task Force Members Present: Chris Olney, Chair, Sarah Mellish, Sandy Bodmer-Turner, Denny Hall, and Richard Smith

Task Force Member Online: Ann Harrison

MBTA Task Force Member Not Present: Sue Philbrick, Gar Morse, and Mike Pratt

Staff Present: Director of Land Use, Marc Resnick and Tiffany Marletta,
Communications Manager

Mr. Olney called the MBTA Task Force meeting to order.

Update on MBTA Zoning Proposal (State Review and Revised Language)

<https://www.manchester.ma.us/DocumentCenter/View/5275/MBTA-Letter-on-Final-Guidelines-for-3A-of-Zoning-Act>

Mr. Resnick presented the above letter from the State regarding the Town's submittal for proposed Zoning Changes to comply with State Law 40A Section 3A. He additionally indicated that he and the Town's consultant, Ms. Innes, had met and developed edits to address the recommendations proposed by the State. The proposed edits are incorporated in the PDF below.



Zoning Changes
8.20.2024.pdf

Following review, discussion, and editing of the above PDF the proposal Zoning Changes were left with Mr. Resnick for final edits. The final edits will be presented to the Planning Board and the full MBTA Task Force. Ms. Mellish asked that the document be placed on the website for residents to review.

Status of EFA Affordability, Propensity for Change Analysis and Fiscal Impact

Mr. Resnick stated that he had received funding from the MA Housing Partnership for two studies to be conducted by RKG. To date Mr. Resnick has not heard back from

RKG on either the EFA Affordability (allowing for 20% of new housing to be affordable vs. 10%) or on the Propensity for Change Analysis. He will follow up with RKG.

RKG was asked to also complete the Fiscal Impact Study. Mr. Olney reported that RKG had replied they could complete the Fiscal Impact Study but that the study could not be completed until November 1, 2024. As a result, the Finance Committee, Chaired by Ms. Mellish will be formally requested to complete the Fiscal Impact Analysis.

Discussion of Contingency Plan if Necessary

A contingency plan was not considered necessary. However, Task Force members discussed the best approach for presenting the information prior to Town Meeting.

Report from Outreach Committee Review Communications Plan and Upcoming Events



Communication
and Outreach Plan -



Phase 3
Communication Sch

The comprehensive Communication and Outreach Plan was reviewed by the members of the Task Force who agreed with the plan as outlined.

Approval of MBTA Task Force Meeting Minutes of June 6, 2024

*Mr. Olney moved to approve the MBTA Task Force meeting minutes of June 6, 2024;
Ms. Bodmer-Turner seconded the motion The motion passed unanimously.*

Adjourn

Mr. Olney moved to adjourn the meeting of the MBTA Task Force. The motion was seconded and approved unanimously.