

Form Name:	MBTA Communities Information Form
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## MBTA Community Information Form

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|--|------------------------------|
| 1. What is your Municipality   | Manchester-by-the-Sea        |
| 2. Name of person filling out this form  | Gregory Federspiel           |
| 3. Title of person filling out this form   | Town Administrator           |
| 4. Email of the person filling out this form   | federspielg@manchester.ma.us |
| 5. Phone number of the person filling out this form  | (978) 526-2000               |
| 5.a Will the person filling out this form ALSO be responsible to ensure compliance with section 3A of c40A and/or lead a committee that will undertake compliance with section 3A of c.40A?? | No                           |
| 5.b.1 Provide the name of the person who will be responsible for compliance with section 3A of c40A?   | Sue Brown                    |
| 5.b.2 Provide the email for the person who will be responsible for compliance with section 3A of c40A?   | browns@manchester.ma.us      |
| 5.b.3 Provide the phone number for the person who will be responsible for compliance with section 3A of c40A?  | (978) 526-2000               |

## Section 2 - Community Information

**6. Does your municipality have any land area within 0.5 miles of a public transit station, defined as a Subway station, Commuter rail station, Ferry terminal or Bus station. Note: the definition of “Bus Station” in the Draft Guidelines: “Bus station” means a building located at the intersection of two or more public bus lines, within which services are available to bus passengers; provided that a bus station does not include a shelter or other structure without walls and a foundation.**

Yes

**6.a. What is the name of the public transit station most likely to be the location of the multi-family zoning district that will comply with the Draft Guidelines?**

Manchester Commuter Rail Station

**6.a.1. Are there any known obstacles (not including existing zoning regulations) to developing multifamily projects on land within 0.5 miles from this public transit station?**

Yes

**6.a.1.1. Please describe the obstacles (not including existing zoning regulations) to developing multifamily projects on land within 0.5 miles from this public transit station**

harbor/ocean; limited sewer and water capacity

**7. Does your municipality have any zoning district(s) where multifamily development of 15 units/gross acre is allowed as of right without age restrictions and without restrictions on the number of bedrooms?**

No

**8. In accordance with the How to Comply in 2022 requirements for MBTA Communities issued on December 15, 2021, MBTA Communities are required to hold a briefing about the Draft Guidelines at a meeting of the Select Board, City Council or Town Council prior to May 2, 2022. Have you held such a meeting?\***

Yes

**8.a. What was the date and time of the meeting?**

Mar 22, 2022 07:00 PM

### Section 3 Technical Assistance and Next Steps

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**9. Please tell us what, if any, technical assistance you might need in order to comply with section 3A of c40A based on the Draft Guidelines issued on December 15, 2021.**

We need technical assistance to draft multifamily zoning  
We need technical assistance to calculate multifamily capacity

**10. If your municipality needs Technical Assistance, please indicate which resources you prefer.**

Support from your Regional Planning Agency  
Funding from a state agency  
Model bylaw or ordinance

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