



**MANCHESTER ESSEX
CONSERVATION TRUST**

Preserving natural beauty, wildlife, and
resources at the gateway to Cape Ann

Box 1486 • Manchester, Massachusetts 01944
978 890 7153 • www.mect.org

Ms. Sarah Mellish, Chair
Manchester Zoning Board of Appeals
Manchester Town Hall
10 Central Street Manchester-by-the-Sea, MA 01944-1399

Re: Application for Comprehensive Permit – School Street, Manchester

May 11, 2022

Chairwoman Mellish,

Thank you for your considerable time and contributions to the ZBA Public Hearing process on the proposed SLV 40B at Shingle Place Hill.

MECT hired an architectural firm to accurately depict the "Existing" and "Proposed" view of Shingle Place Hill, using the most recent drawing provided by the applicant and Google Earth. We have recently made some of these renderings available to the public, and we wanted you and the board to have access to them in advance of tonight's meeting.

There are a few items to note:

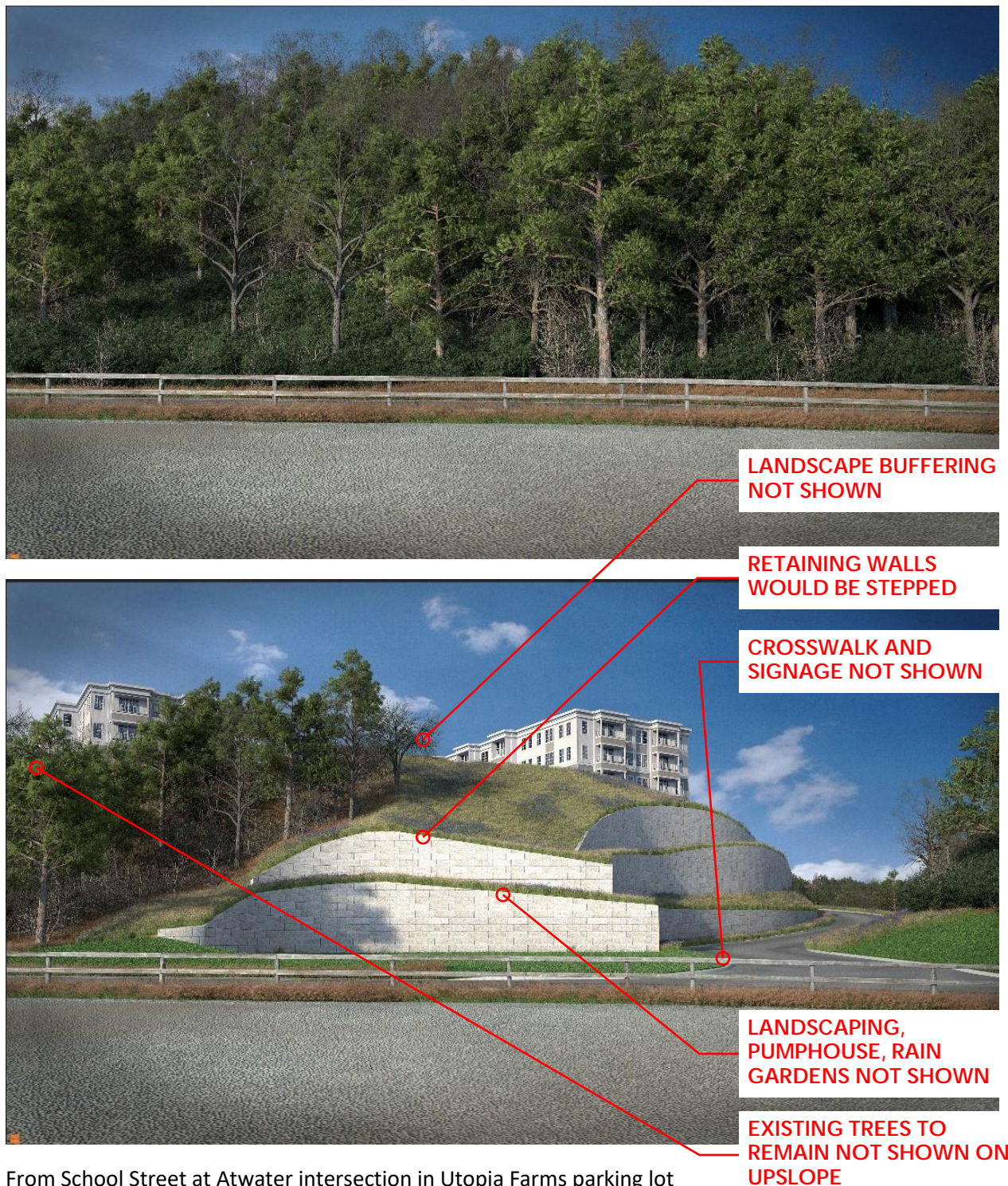
- The renderings are up-to-date with the most recent plans, with the exception of the pumping station. Accuracy estimates are available on request.
- The renderings are from a viewpoint of a person standing on location, with an approximate 5'6" eye height. We've included a map with the locations of the viewpoints (for currently released and future views).
- The renderings do not include the landscape plantings and the extensive chain link fence because they will have little impact on the overall view of the building from these particular viewpoints.

Thank you for consideration of these materials.

Sincerely,

Patrice Murphy
Executive Director
Manchester Essex Conservation Trust

pmurphy@mect.org



1

From School Street at Atwater intersection in Utopia Farms parking lot

From School Street at Atwater intersection in Utopia Farms parking lot



ADDITIONAL TREES TO
REMAIN NOT SHOWN HERE

FACADE MATERIALS/
COLORS NOT SHOWN
ACCURATELY

PROPOSED LANDSCAPE
BUFFERING NOT SHOWN

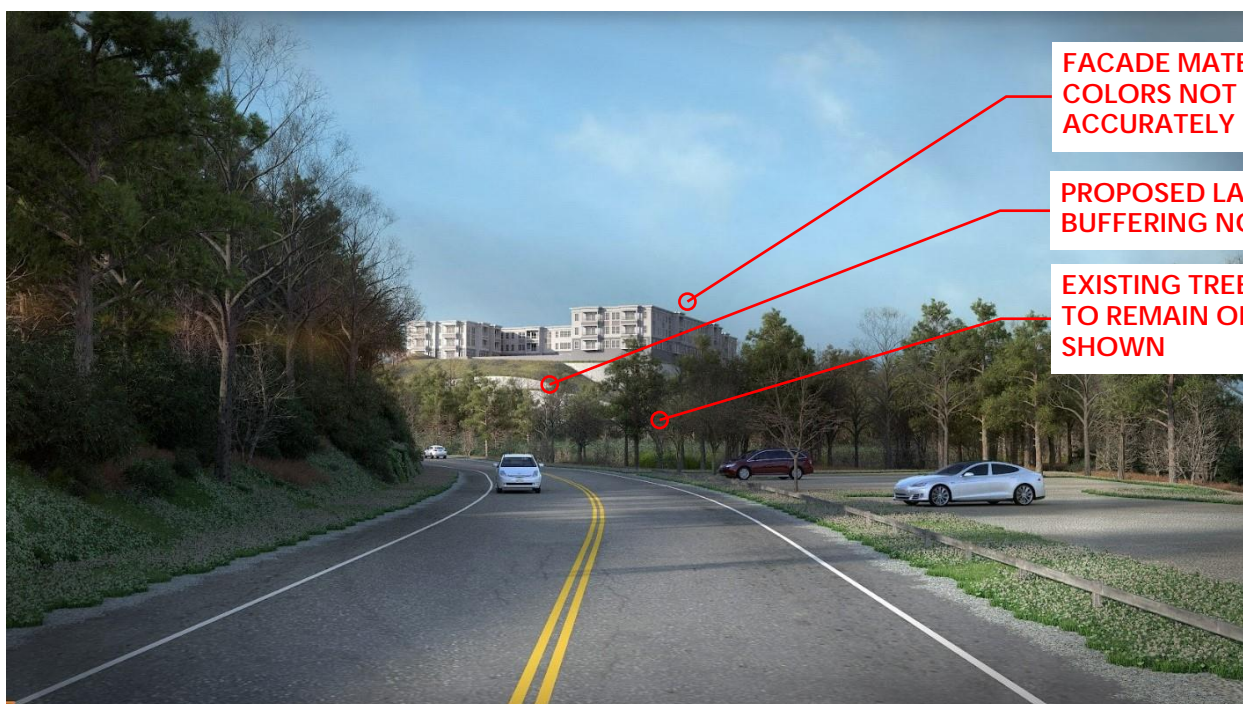
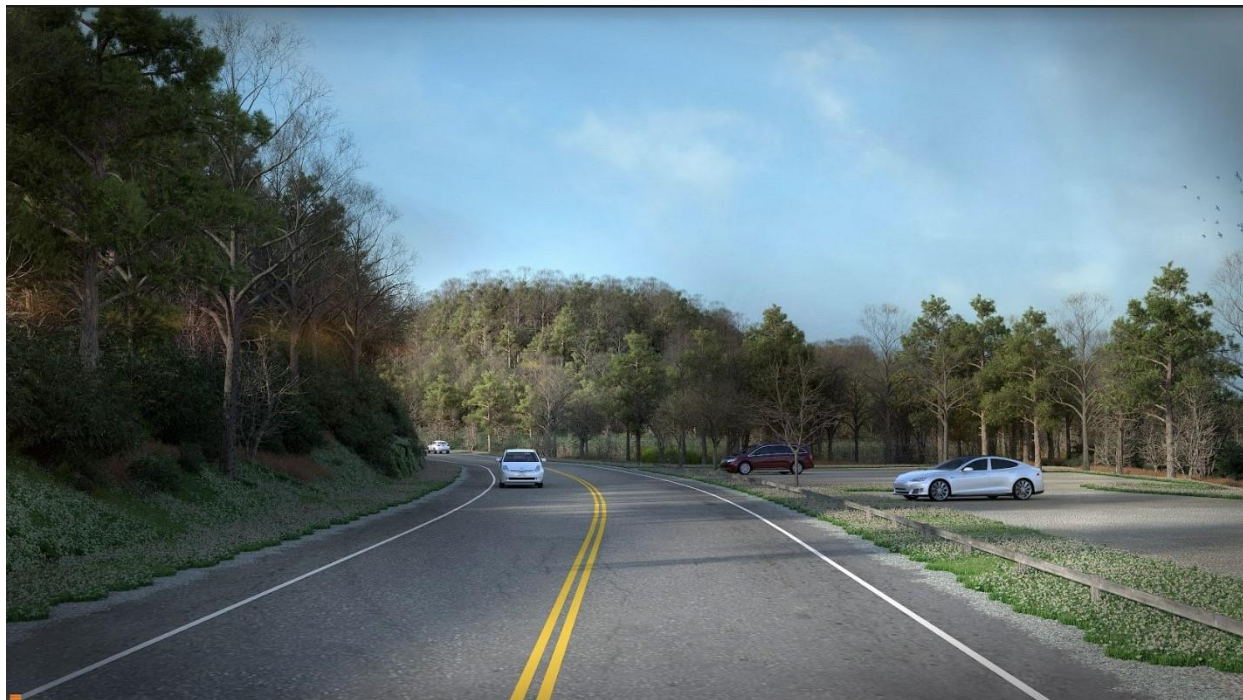
EXISTING TREE GROWTH
TO REMAIN ON-SITE NOT
SHOWN

VIEW TAKEN FROM NON
ACCESSIBLE WETLAND
LOCATION



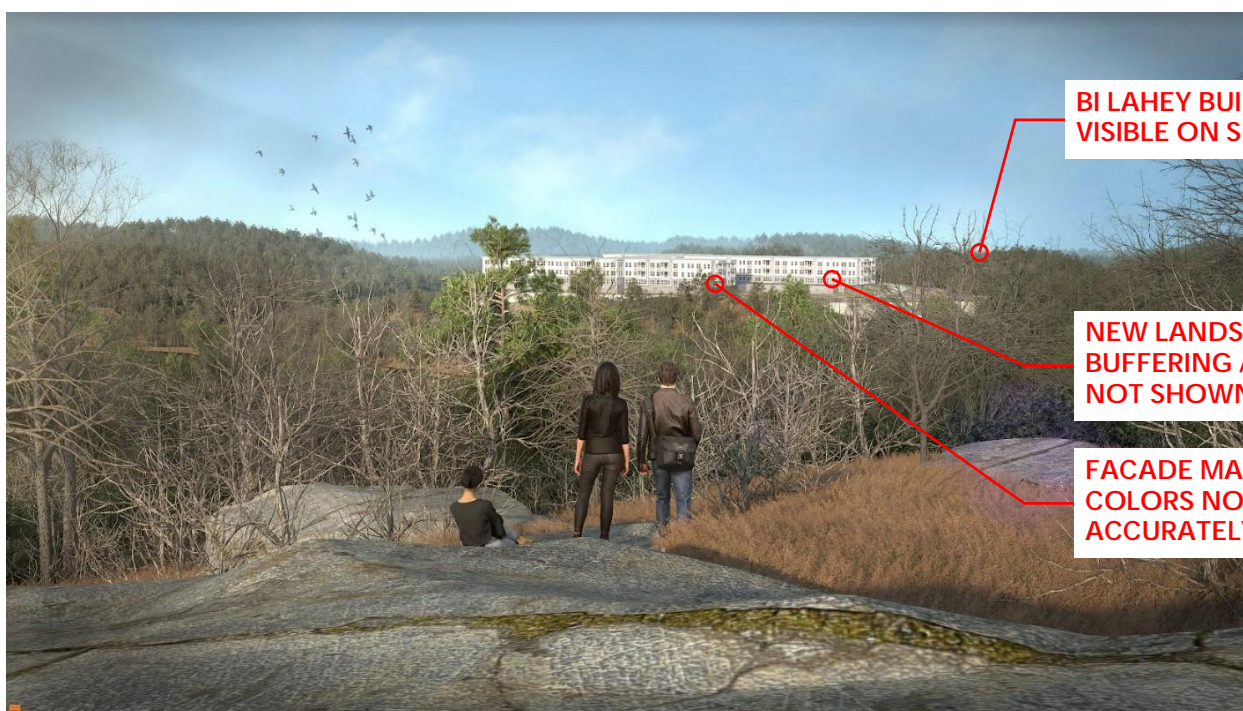
2

From Old School Street near kiosk and Cedar Swamp



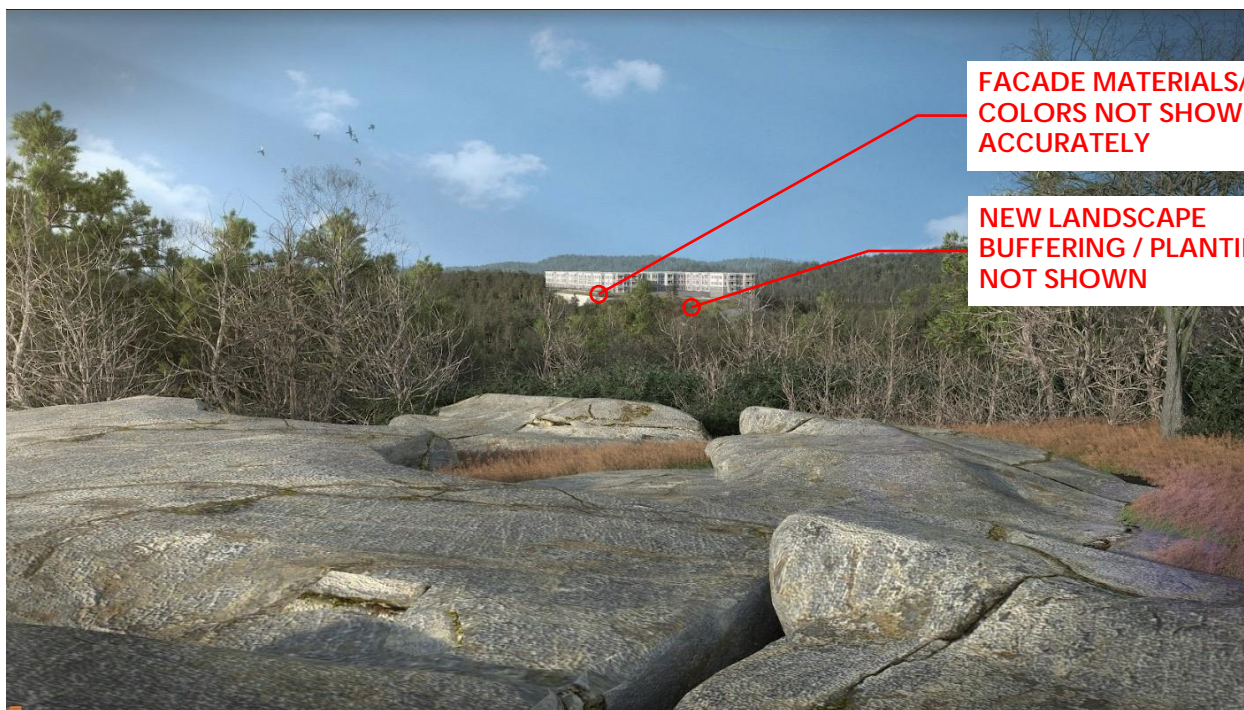
3

From School Street (southbound) near Wilderness Conservation Parking Lot



4

From Millstone Hill



**FACADE MATERIALS/
COLORS NOT SHOWN
ACCURATELY**

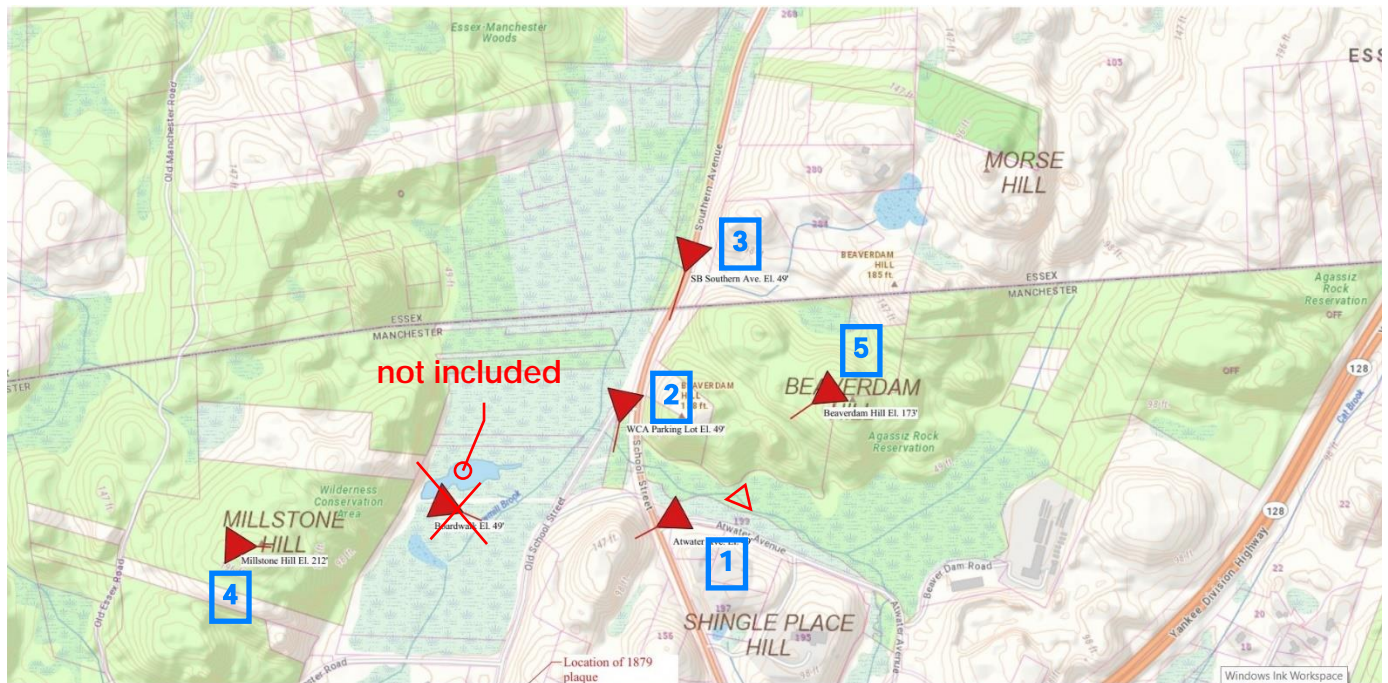
**NEW LANDSCAPE
BUFFERING / PLANTINGS
NOT SHOWN**

5

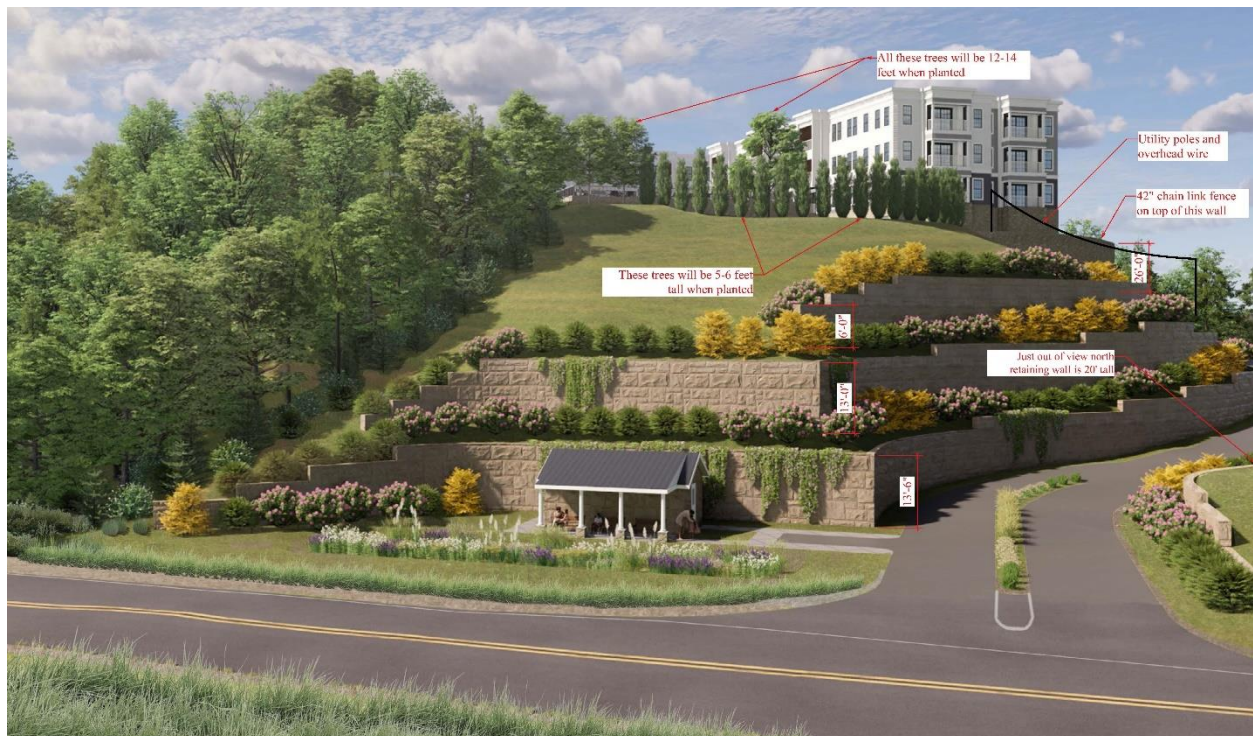
From the Monoliths **BEAVERDAM HILL**

Views from a similar vantage point at Beaverdam Hill appear to show greater extent of tree cover, less of an unobstructed view than renderings suggest.





MECT Rendering locations



Applicant's rendering with annotations by MECT on height of trees and walls



Existing developments adjacent to the shingle hill site are not shown on the renderings.

- (1) Project site
- (2) The Beth Israel Lahey Facility (base of building located at 195' of elevation)
- (3) Kennel
- (4) Gravel Pit
- (5) Utopia Farms