

From: Lorraine Iovanni

Sent: Monday, October 30, 2023 3:25 PM

To: Sarah Mellish <ZBACHairperson@manchester.ma.us>

Cc: Gail Hunter <HunterG@manchester.ma.us>; Greg Federspiel <federspielg@manchester.ma.us>; Ronald Mastrogiacomo <mastrogiacomor@manchester.ma.us>; Ann Harrison <harrisona@manchester.ma.us>; Debbie Powers <powersd@manchester.ma.us>; Christopher Olney <olneyc@manchester.ma.us>

Subject: [EXTERNAL] - OCT 16 MBTA TF MEETING/ CST EMPLOYEE HOUSING IN LCD

Attn: ZBA CHAIR

Cc: TA, PB, and MBTA Task Force

(Ms Hunter, please distribute to the entire PB and MBTA TASK FORCE, thank you. Note for TF below.)

Hello Ms Mellish,

Please help me understand. At the October 16, 2023 meeting of the MBTA Zoning Task Force, Mr Olney remarked to the MIT study group in words to the effect that the LCD may be considered as part of the MBTA Zoning for the purpose of creating housing for CST employees. (Please correct me if I am inaccurate.)

QUESTION: Has the matter or a actual proposal to consider the current LCD for residential housing in the absence of an overlay been raised at any open public meeting before the ZBA, PB, or SB either orally or in any written document, or in any group outside OML constraints, including with our Town governance, to the best of your knowledge?

My concern here is that it is a commercial district presently. Even with an overlay, if any type of housing is to be considered we will need the scale, design, impact and peer reviews equal to what is currently going on across the street with the SLV project. My understanding is that CST will employ 500 employees. We certainly don't want to jeopardize the SLV case.

Sarah, appreciate a response to this email with specificity.

Best,

Lorraine

Lorraine Iovanni
20 A Pine St

NB: The MBTA TF should forward to the MIT study group the HOA Master Deed of Harbor's Point that restricts the condo's to retail, not housing, as they adjust their proposals. No one corrected the students as they targeted this area for MBTA Zoning. The docs are attached to one of my earlier emails posted to the Town website.