



MANCHESTER-BY-THE-SEA

PLANNING BOARD – TOWN HALL

Manchester-by-the-Sea, Massachusetts 01944-1399

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NOTICE OF PUBLIC HEARING

The Planning Board of the Town of Manchester-by-the-Sea will hold Public Hearings on Monday, April 7, 2025, beginning at 6:30 p.m. on proposed amendments to the Manchester-by-the-Sea Zoning By-Laws.

Location: This is a **Hybrid** meeting. The Planning Board will meet in Room 7, Town Hall. The Public is welcome to join the Board in Room 7 or on Zoom.

Public Hearing #1: To Amend Section 12.4.1 Establishment by Adding two Associate Members to the Planning Board. The members will be able to act on Special Permits and will serve for two-year terms.

Public Hearing #2: To Remove from Section 2.0 Definition Accessory Dwelling Units and Add a new definition to Section 2.0 for Standard Accessory Dwelling Unit and Short Term Rental, Add Standard Accessory Dwelling Unit to Section 4.2 Table of Allowed Uses and Remove E.6. and E.7 and Note 12 and Note 13 from Section 4.2, and to Delete Section 9.1 Special Housing Provisions in its entirety and Add a new Section 9.1 Accessory Dwelling Unit. This Section regulates Accessory Dwelling Units.

Public Hearing #3: To Add to Section 2.0 Definitions a new definition for Large Accessory Dwelling Unit, Add the use to Section 4.2 Table of Allowed Uses, and Add New Section 9.1.3 use requirements for Large Accessory Dwelling Units.

Public Hearing #4: To Add to Section 2.0 Definition a new definition for Short Term Rentals and Add them to Section 4.2 Table of Allowed Uses to prohibit them in Accessory Dwelling Units.

Public Hearing #5: To Delete Section 10.2 Floodplain in its entirety and replace with a new Section 10.2 Floodplain and adopt new Flood Insurance Rate Maps to meet new Federal Emergency Management Agency, National Flood Insurance Program requirements.

Public Hearing #6: To Delete Section 12.6.2 Applicability Section of Site Plan Review and replace with a new Section 12.6.2 Applicability which has additional requirements for when developments must file for Site Plan Review.

Public Hearing #7: To Delete the Section entitled “Introduction” in its entirety. This Section is informational and contains statements which are now contrary to existing State Law.

The Proposals for all the proposed Zoning By-Law changes are on file in the Office of the Town Clerk and are available for inspection and review during normal business hours at the office of the Town Clerk, Town Hall, 10 Central Street, and on the Manchester-by-the-Sea website.