



OFFICE OF THE  
**PLANNING BOARD**

TOWN HALL, 10 CENTRAL STREET, MANCHESTER-BY-THE-SEA, MA 01944-1399

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**TOWN OF MANCHESTER-BY-THE-SEA**  
**Notice of Meetings of Town Departments and all Town Boards**

**As required by G.L. c 30A**

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**NAME OF DEPARTMENT OR BOARD**

**Planning Board  
Public Forum**

**DAY / DATE OF MEETING**

**Monday, February 22, 2021  
TIME: 6:30 – 8:30 PM  
LOCATION: Virtual**

Join Zoom Meeting

<https://zoom.us/j/92594416853?pwd=TmF0SkIjGSnl1WkFuY1F2UDVESk8zQT09>

Meeting ID: 925 9441 6853

Passcode: 161184

One tap mobile

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**Agenda Topic**

Presentation and Discussion of Limited Commercial District Study, District Goals and Concepts

The purpose of this public forum is to outline the goals of the Smart Growth Overlay District Feasibility Study in the LCD and present and discuss options for development.

- Introduction and Overview of Study and District Goals
- Summary of Draft Design Standards and Regulations
- Landowner Preliminary Concept Plans
- Preliminary Revenue Projections
- Zoning to Support Commercial Development
- Next Steps

**Other Planning Board Business**

- 30 University Place Curb Cut – Vote to accept Withdrawal without Prejudice
- Request for Presentation on Housing Choice Legislation (Delisio)
- ADU and Curb Cut Preamble and Cricket Article (Olney)
- Minutes – Special Meeting February 2, 2021, February 8, 2021 (if ready)
- Subcommittee and Liaison Updates
- Recodification Schedule/Process Going Forward (Brown)
- Schedule of Upcoming PB meeting: Mar 8, Mar 22
- E-mails (SharePoint) Status
- Agenda Items for Next Meeting Discussion

**Submitted by Sue Brown, Town Planner**