



AMENDED AGENDA RECEIVED
10/21/2021 @ 1:12PM
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Manchester-By-The-Sea Meeting Posting

Notice of Public Meeting – (As required by M.G.L.Ch.30A §18-28)

Board/Committee: **ZONING BOARD OF APPEALS**

Day & Date: Tuesday, **October 26, 2021**

Time: 7:00 p.m.

Location: VIRTUAL

Signature: Gail M. Hunter, ZBA Clerk

MEETING AGENDA 40B PUBLIC HEARING

Join the online Zoom Meeting

<https://us06web.zoom.us/j/83832213469?pwd=UHFkdHNiclo0Sy9TallmODZhRmZlZz09>

Meeting ID: 838 3221 3469 Passcode: 060161

Dial by your location

+1 646 558 8656 US (New York)

Overview of 40B Regulation, Safe Harbor, Process Flow & Meeting Structure

Open Public Hearing New 40 B Application

Application of Geoffrey Engler of SLV School St. LLC, to be known as The Sanctuary at Manchester-by-the-Sea, for a comprehensive Permit under M.G.L. Chapter 40B, Sections 20-23 to construct a 136-unit apartment complex for which the Massachusetts Housing Finance Agency issued a Project Eligibility Decision on September 16, 2021, at School Street, Assessor's Map No. 43, Lot No.18 filed with the Town Clerk on September 27, 2021.

Overview Presentation by Applicant, Questions from ZBA Board Members

Request for Peer Review

List of items for possible review with input from ZBA, Town Boards & Town Department Heads

Safe Harbor Discussion & Vote by the ZBA

Public comment regarding whether a Safe Harbor should be pursued by the ZBA

Schedule Site Visit & Next Meeting

Other Matters

Any other administrative matters that could not reasonably have been anticipated in advance of the required 48-hour posting.