



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 10 CENTRAL STREET, MANCHESTER-BY-THE-SEA, MA 01944-1399

Minutes of Planning Board Meeting  
April 13, 2020 - Virtual Meeting beginning at 7 p.m.

Dial-in number (US): (425) 535-9843  
Access code: 329-392-749#  
Online meeting ID: communications2  
Join the online meeting: <https://join.startmeeting.com/communications2>

Present: Chairman Mastrogiacomo, Members Coons, Delisio, Olney, Russell  
Absent: Members Foley, Fish

Chairman Mastrogiacomo called the Virtual meeting to order at 7:00 p.m.

A number of residents were present virtually as well.

Acknowledge receipt of correspondence and discussion

Mr. Mastrogiacomo acknowledged receipt of a request for records for 10 Old Wenham Way for the period August 1, 2018 through April 6, 2020

ANR, 36 Pleasant Street, Linson

Mr. Bruce Linson appeared virtually to request the endorsement of an ANR plan to transfer Parcel A to Lot 1 and bring Lot 1 into compliance. He said the frontage will not change.

Upon Motion made by Mr. Coons and seconded by Mr. Olney, it was Voted by roll call vote to endorse as ANR #813 the Plan entitled Plan of land located at 36 Pleasant Street, Manchester, MA Prepared for Bruce Linson and Robert & Tatum Brooks By County Land Surveyors Dated October 15, 2019 Scale 1" = 20';  
and

Upon Motion made by Mr. Coons and seconded by Mr. Olney, it was Voted by roll call vote to appoint Chairman Mastrogiacomo as the Planning Board's representative to sign the Mylar and copies of the aforementioned Plan on their behalf.

Mr. Linson will pick up the signed Mylar from Mr. Mastrogiacomo.

Alpers Land – Discussion of potential use, acquisition and Planning Board Report

At the March 9, 2020 meeting of the Planning Board, the Board voted to make its decision on this warrant article until they heard what the Finance Committee recommended. Ms. Brown reported that the Finance Committee voted to support the purchase the land by the CPA.

Ms. Delisio said she was not comfortable voting on spending money on conservation land when the money could be spent somewhere else. Ms. Brown said the funds come from CPA for Open Space which would be given Open Space protection. The funds cannot be used for anything else.

Mr. Mastrogiacono said the Board is required to provide a report to Town Meeting when land is acquired or otherwise transferred to or from the Town.

Ms. Delisio requested that the last paragraph of the report be deleted.

Upon motion made by Mr. Olney and seconded by Mr. Russell it was VOTED by Roll Call vote to delete the last paragraph of the proposed Report to the Town Meeting on Article 14 as this is not a recommendation, it is a report, and to submit the report as edited to the Town as Article 14.

#### Discussion of Zoning Recodification and Update Initiative

Mr. Mastrogiacono reported that Zoning Recodification meetings have temporarily been put on hold. He recommended that meetings resume in a virtual setting.

Ms. Delisio said the meetings need structure when they resume. She suggested Roberts Rules.

Mr. Mastrogiacono suggested that Mr. Russell and Town Planner Brown write up some ground rules, with all discussion going through him (Mastrogiacono).

Selectwoman Mrs. Becky Jaques said residents had reached out to her regarding the December 2019 Use Table that appeared on the agenda, in particular E.16 (using large estates for other uses). Mr. Mastrogiacono said the Planning Board has not gone over the Use Table; it was just on the agenda as an idea for discussion. Town Planner Brown said repurposing large estates is not in the Master Plan; it was taken out. It is moot at this point. Mrs. Delisio said it has not been discussed by the Board.

Ms. Lorraine Iovanni, 29 Pine Street, said she had sent the Board an email in February giving comments on the December 2019 draft and will resend the email to the Board and to the Selectmen. She said her concerns are about the number of marijuana retail shops in the LCD, and adult entertainment; the character of MBTS. Mr. Mastrogiacono said the email was sent along to the Board and it has not been discussed in the recodification meetings to date.

Mr. Mastrogiacono said there will be workshops with the public on the recodification.

Mr. Steve Kelley, 355 Summer Street, spoke in favor of virtual meetings and said he looks forward to more community involvement.

Ms. Anneliese Wyler, 17 Ocean Street, said she is interested in anything that relates to using large private homes for public use.

Discussion of Grants/Studies, Foley. Tabled

Updates, Reports

Planner's Update

Town Planner Brown reported that she had just received notification that MAPC would provide \$10,000 for the 40R update. MAPC will get the scope together. Ms. Brown will look to other organizations for more funding. She recommended having a Steering Committee so that they don't have to wait for regularly scheduled meetings. Mrs. Delisio wants to keep it in the hands of the Planning Board.

Ms. Brown said the Wastewater meeting will be with Beverly and the Essex County Sewer District. She will get the scope to the Board. Mr. Mastrogiacomo said he would like to be on the committee.

Affordable Housing

Mr. Olney said the Affordable Housing Trust has partnered with Action, Inc. to provide housing for those hurt by the COVID-19 pandemic.

Minutes

Upon motion made by Mr. Coons and seconded by Mr. Olney, it was VOTED by roll call vote to approve the minutes of January 13, 2020.

The minutes of March 9, 2020 were tabled due to lack of quorum.

It was the consensus of the Board to move meetings forward to 6 p.m. while they are conducted virtually.

There being no further business to come before the Board, and upon motion made by Mr. Mastrogiacomo and seconded by Mr. Olney, it was VOTED to adjourn. Adjourned at 8:30 p.m.

Submitted, Approved by the Board on June 1, 2020

Helene Shaw-Kwasie      Mary Foley  
Secretary                      Clerk

N.B. These minutes are not verbatim. They are the secretary's interpretation of what took place at the meeting.

Documents used at the meeting: 36 Pleasant Street ANR Plan and Application; Planners Report; Report to Town Meeting on Alpers Land