



OFFICE OF THE
PLANNING BOARD

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

Meeting of the Planning Board
April 27, 2020 - Virtual

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, Fish, Foley, Olney, Russell

Chairman Mastrogiacomo called the Virtual meeting to order at 6:00 p.m.

A number of residents were present virtually as well.

Acknowledge receipt of correspondence and discussion

Chairman Mastrogiacomo read into the record a letter received from Atty. Peter Brooks of Saul Ewing Arnstein & Lehr representing Anneliese Joly Wyler, 17 Ocean Street, re Proposed Amendment to Zoning By-Law

After discussion, Mr. Mastrogiacomo noted that the proposed E-16 item in the Use Table appeared on the agenda as a place holder for the Planning Board to have a discussion. Town Planner Brown said there is no by-law amendment proposed to allow commercial use on private property.

Regarding Mr. Brooks' accusation that Mr. Coons has used his position on the Planning Board to influence other Board members, Mr. Coons asked the Board members and others attending the virtual meeting, including a former Planning Board member, if there was any member of the Board, currently or in the past 15 years, that he has tried to influence on any issues. All current Board members in attendance and the former Board member in attendance responded that Mr. Coons had not tried to influence them on any issues.

Email from Steve Kelly re PB April 13, 2020 virtual meeting

Mr. Mastrogiacomo read into the record Steve Kelly's email regarding the April 13, 2020 meeting.

Allow public comments on items not on the agenda with a limited time.

Residents Mrs. Wendy Dixon and Mr. Borgeron asked questions related to process and were responded to by the Chairman.

47R [51R]School Street, ANR, Nahatis

Atty. Mark Glovsky appeared virtually before the Board representing Christos and Alice Nahatis in their application for ANR at 47R and 51R School Street. He said that the purpose of the ANR is to move an interior lot line. He said he is not making any representation that the lot conforms to zoning.

After discussion, and upon motion made by Mr. Coons and seconded by Ms. Fish, it was unanimously VOTED by roll call vote to approve as ANR #814 the Plan entitled Plan of Land located at 51R School Street in Manchester, MA. prepared for Peter A Brown Trs. Assessor Map 50, Lot 14; Christos & Alice Nahatis, Assessor Map 50, Lot 48; [and] Nahatis Realty Trust, Map 50, Lot 16. Dated August 2, 2018, scale 1 in = 2 ft. prepared by County Land Surveyors; and,

Upon motion made by Mr. Coons and seconded by Ms. Fish, it was unanimously VOTED by roll call vote to authorize Chairman Ronald Mastrogiacomo to certify or endorse its approval of ANR Plan (#814) located at 51R School Street, Manchester, MA.

Mr. Mastrogiacomo will sign the Mylar and Atty. Glovsky will pick up the signed Mylar from Mr. Mastrogiacomo..

Single signature pursuant to G.L. c. 41, s. 81P and s. 81X of authorization to endorse plans

After a brief discussion and upon motion made by Mr. Olney and seconded by Mr. Coons, pursuant to G.L. c. 41, s. 81P, it was unanimously VOTED by roll call vote, to authorize Ronald Mastrogiacomo to endorse, on behalf of the Board, "Approval Not Required" (ANR) plans under this statute.

And, upon motion made by Mr. Olney and seconded by Mr. Coons, pursuant to G.L. c. 41, s. 81X, it was unanimously VOTED by roll call vote, to authorize Ronald Mastrogiacomo to endorse, on behalf of the Board, subdivision plans under this statute.

The Registry of Deeds and the Land Court will be notified of the Board's votes.

Updates, Reports, Administrative, Affordable Housing, CPC Report, Master Plan Updates, New Business

Affordable Housing

Mr. Olney reported that the Manchester Emergency Rent Assistance Fund was launched a week ago, and that 8-10 households had already made applications for assistance.

He was asked if there would be enough funding to meet the need and he responded that there would be thanks to an anonymous donation of \$100,000 to the fund, for which the Affordable Housing Trust – and all of us should be very grateful.

CPC

Mr. Mastrogiacomo reported that the CPC Chairs had spoken with all the applicants for the current year and no one wanted to withdraw their application.

Downtown Development Group

Mr. Olney reported that the Group had listened to discussions about intersections and the Town Common. The Group was very pleased that the Planning Board reached out. He said he will be attending meetings in the future as well.

Discussion of Virtual Participation, once social distancing is lifted.

Mrs. Delisio recommended that the Board pursue virtual participation after social distancing is lifted.

Members discussed participating remotely and whether a Board member could participate remotely as long as there is a quorum in attendance at the Board meeting.

Mr. Mastrogiacomo will draft a letter to the Board of Selectmen regarding remote participation.

Schedule June 1 if necessary, June 8 and June 22 Planning Board meetings

After a brief discussion, and upon motion made by Mrs. Delisio and seconded by Ms. Fish, it was unanimously VOTED by roll call vote to schedule Planning Board meetings for June 1 if necessary, June 8 and June 22. It was agreed that if the June 1 meeting takes place, it will be for the purpose of discussing recodification.

Regular Meeting Minutes: April 13, 2020 tabled

The next Recodification Meeting will be held Virtually on May 12, 2020 at 5:30.

There being no further business to come before the Board, and upon motion made by Mr. Olney and seconded by Ms. Fish, it was VOTED to adjourn. Adjourned at 7:25 p.m.

Submitted,

Approved by the Board on May 11, 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: 47R/51 School Street ANR Plan and Application; letter received from Atty. Peter Brooks of Saul Ewing Arnstein & Lehr; email from Steve Kelley.