



OFFICE OF THE
PLANNING BOARD

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

Minutes of Planning Board Meeting – May 24, 2021 – Virtual – 6:30 p.m.

Zoom Meeting

<https://zoom.us/j/93366023932?pwd=RzBBTHpWcTdZUTNRRHJ2U0ovbFphUT09>

Meeting ID: 933 6602 3932, Passcode: 619715

Present: Chairman Ron Mastrogiacomo; Members Sarah Hammond Creighton, Christine Delisio, Mary Foley, Gary Gilbert, Chris Olney. Absent: Gary Russell

Staff Present: Town Planner Sue Brown

Minutes: Helene Shaw-Kwasie

Chairman Mastrogiacomo called the meeting to order at 6:30 p.m.

Welcome Sarah Hammond Creighton

The Board welcomed Sarah Hammond Creighton.

Acknowledge receipt of correspondence

Correspondence received from Helen Bethel dated May 12, 2021 relative to Water Resource Protection and Open Space and Recreation

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

There were none.

ANR, 5 Masconomo Street, Glovsky

Mr. Mastrogiacomo recused himself as he is an abutter. Mr. Gilbert chaired this agenda item..

Atty. Mark Glovsky appeared virtually representing Boyd Steinhoff in his application for ANR endorsement of the plan to divide the property at 5 Masconomo Street (Assessor's Map 15, Lot 43) into two lots, shown as Parcel A and B, to enable combining Parcel A with Parcel C (Assessor's Map, Lot 42) to form one contiguous lot at 108 Beach Street. Parcel A is not to be considered a separate buildable lot. Parcel C becomes 2.33 acres. Mr. Glovsky noted that a Variance was granted by the ZBA to make Parcel B more non-conforming from 1.38 acres to 1.19 acres.

Upon motion made by Mr. Gilbert and seconded by Mr. Olney it was VOTED by roll call vote by a vote of 5 in favor and Mr. Mastrogiacomo recusing and Mr. Russell absent, to endorse as ANR #820 the plan entitled “Approval Not Required Plan for 108 Beach Street & 5 Masconomo Street, Manchester-by-the-Sea, Massachusetts, Map 15, Lots 42 & 43”, dated May 12, 2021, scale 1” = 30’, prepared for Keith Shaughnessy by Mill River Consulting.

Upon motion made by Mr. Olney and seconded by Mrs. Foley, it was VOTED by roll call vote by a vote of 5 in favor and Mr. Mastrogiacomo recusing and Mr. Russell absent to authorize Mr. Mastrogiacomo to sign the Mylar of ANR #820 as he is the singular signer of the Board even though he is an abutter.

Update on LCD Overlay District Study

Town Planner Brown and Members discussed scenarios for an LCD Overlay District Study, including scenarios based on the concept plans put forth by Mr. Simboli owner of the MAC, also referred to as the Simboli plan, that included an assisted living facility, independent/supportive housing associated with the assisted living facility, a hotel, multi-family workforce housing, offices, a daycare/senior center, research and development facility; and other (pet care, DPW/municipal, Town site, recreation fields). The consensus of the Board was to have three scenarios, the first scenario would be dense and based generally on the Simboli Plan, the second less dense, but with similar uses, and the third based on what could be built under zoning as it currently exists with some changes to allow for smart growth principles, without assisted living, independent supportive housing, hotel, workforce housing, and a daycare or senior center.

Ms. Brown will look into relief on the set backs while still maintaining reasonable buffering, working around the topography and wetland resources, using the boundaries that had been put together for the 40R, and showing the town owned site as a commercial site.

PB Retreat?

Members will hold a Retreat on an agreed upon Saturday morning in the early summer. Members will review matters that they discussed at the 2019 Retreat.

Review of Comments to MassHousing (40B)

Members discussed the comments on the proposed 40B which they proposed be provided to MassHousing; the intent was to produce a draft letter to the Mass/Housing and create a framework. The BoS deadline to submit their comments is June 24. Members were asked to submit their comments by June 7. Town Planner Brown said this is the lowest bar; if there is a resource Mass/Housing wants to know about it; if there is a show stopper they want to know about.

Members Creighton, Olney volunteered to work with Ms. Brown on the letter.

Recodification Road Map Committee (public outreach on zoning changes)

The Subcommittee has not met yet. Ms. Creighton agreed to serve on the Subcommittee.

Members discussed presenting the Recodification in pieces to Town Meeting in November.

PB liaisons

Members will review the Chart of Liaisons to other Boards and Committees and will discuss at the next meeting.

Approval of Minutes:

Upon motion made by Mr. Olney and seconded by Mrs. Delisio it was VOTED by roll call vote with Messrs. Gilbert and Russell absent to approve the Regular Meeting Minutes of May 10, 2021 as slightly amended.

Upon motion made by Mr. Olney and seconded by Mrs. Delisio it was VOTED by roll call vote with Messrs. Gilbert and Russell absent to approve the PB Zoning Workshop Minutes of April 29, 2021.

Subcommittee and Liaison Updates

Mr. Olney reported that the Powder House Hill closing has taken place. The MAHT, individuals and the CPC contributed \$1,200,000.

Mr. Olney reported that the MAHT would like to meet with the Planning Board to discuss public housing sites and the DPW site.

Other Matters, as may not have been reasonably anticipated by the chair

Town Planner Brown reminded the Board about the Downtown Forum that would be on Zoom on May 25.

Mr. Mastrogiacomo reported that the State’s Emergency Declaration is expected to be lifted in June.

Upcoming Meetings:

June 14, 2021 (6:30 PM)

June 21,2021 (Town Meeting, 6:30PM)

June 28, 2021 (6:30 PM)

July 12, 2021 (6:30 PM)

There being no further discussion and upon motion made by Mr. Olney and seconded by Ms. Creighton it was VOTED to adjourn the meeting. Adjourned at 8:15 p.m.

Submitted,

Approved by the Board on June 14, 2021

Helene Shaw-Kwasie
Secretary

Mary Foley
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

Minutes of April 26, 2021

Zoning Recodification Minutes of April 29, 2021

ANR, 5 Masconomo Street