



TOWN OF MANCHESTER-BY-THE-SEA

BOARD OF SELECTMEN

POSSIBLE CONDITIONS FOR THE 40B PROJECT – DRAFT 1/21/21, SUBJECT TO FURTHER MODIFICATION

FISCAL IMPACTS:

1. Reduce the number of apartments; Reduce height to 3 main floors
2. Maintain the same proportions of 3/2/1/1+BR units as in the original proposal
3. Preclude any future additions/expansions
4. Provide local preference for 70% of the affordable units
5. Reduce to 60% of AMI for half of the Affordable units
6. Pay for water main extension along School Street across Route 128 overpass to site
7. Pay for individual unit water meters
8. Pay for all professional fees and expenses incurred by the Town for engineers, architects, landscape architects, financial consultants including CPAs, lawyers, hydrologists and hydrogeologists and wetland scientists.
9. Pay one-time contributions toward capital needs:
 - a. \$500,000 toward the purchase of a new ladder truck
 - b. \$500,000 to the CPC Land Conservation Fund
 - c. \$500,000 toward Turf Field project.

ENVIRONMENTAL IMPACTS

1. Maintain no net gain in stormwater runoff from property during and post construction
2. Achieve no net gain in nutrient/chemical loading beyond the boundaries of the project parcel during and post construction; applies to wastewater disposal operations, fertilizing, de-icing and stormwater
3. Retain forest vegetation/plant heavy screenings between development and MECT lands
4. Restrict any land not used for buildings or parking to conservation use only for the longest period allowable by law.
5. Require the use of alternative blasting chemicals that are non-toxic; require extensive monitoring of structures against damage from blasting including pre and post blasting structural surveys; provide surety bond to cover any blasting damages
6. Provide proof of annual inspections and full permit compliance of the on-site wastewater system and stormwater management system
7. Use environmentally friendly construction techniques including: high energy efficiencies; electric heat pump HVAC; Solar, LEED certification; extra low-flow water fixtures and gray water capture for non-potable uses; no potable water use for landscaping/irrigation, except as required for establishing new plantings; EV charging



stations in parking garage; native plantings for landscaping; organic care; shielded, down directed outdoor lighting

8. Require adherence to the Manchester wetlands protection bylaws

TRAFFIC IMPACTS

1. Contribute to new transit service: Annual contribution to new Town Shuttle possibly run by CATA - \$50,000 annual payment with CPI annual escalation
2. Fund the construction of a left turn lane to the property on School St, heading north.

OTHER IMPACTS

1. Redesign to fit character of Town – seaside New England shingle style with facade of sloped roofs and variations in massing
2. Agree not to appeal the conditions associated with the Selectmen’s LIP endorsement nor the conditions contained in the ZBA comprehensive permit that may be issued.
3. Continue to work on safety of access road and the accommodation of pedestrians and bicyclists