

From: Donna Furse
Sent: Saturday, October 14, 2023 4:26 PM
To: hunterg@manchester.ma.us <HunterG@manchester.ma.us>
Subject: MBTA task force email- could you forward please

Gail,

Could you forward this email I sent to Denny Hall to the remaining task force members, the BOS and Planning Board. If possible, could you also post on the MBTA task force page on our website.

Best

Donna

Denny,

Thanks again for chatting with me today I really appreciate it. I wanted to send an email regarding specific questions that I think would be important for the task force to think about when it comes to town meeting. I really want the task force's recommendations and presentation to be complete and thorough as we don't want a town meeting that goes down the pooper because various topics have not been looked at and dissected. Whether the task force believes in non-compliance is not the issue, you can completely agree to comply, however your charge was to look at both sides and I really believe it would go a long way with the community and when it comes to voting that it looks like you guys have covered everything. Plus, you will all be very prepared for anything that comes your way.

1. I absolutely feel that the task force should be prepared to fully look into what "NON-COMPLYING" means with regards to the 40A zoning mandate. It can't be just about grants and the ? of whether or not the state will sue our town. We need to look at:

- a. infrastructure concerns-see below

- b. water/sewer- water task force pushing huge conservation and complete overhaul by 2029 with PFAS that's with current population, what if we add another 1000 people? This also doesn't really take into effect that cell signaling at full build out is going to use 20,000 gallons a day of water per Chuck Dam. Again, we need to be on top of this and make sure we have a plan that makes the town feel secure.

- b1. (parking) We really don't know how many units we potentially will end up needing perse all depends on the zones you guys determine and what consultant recommends. This will determine **potential** population increase and car increase. I would hope you all really look at keeping the 5 parking spot requirements if possible for multi-family housing as long as it doesn't necessarily prevent building per the state mandate. That being said if you have to change it you have to look at what that will be downtown and the congestion and where all these cars are going to go. Condos and apartments that will cost that much will come with at least 2 cars if not more and you can't prevent that and we can't be fooled otherwise. Where are

all these cars going to go. We can't ignore this. Let's be proactive and have a plan for the public.

b2. Same with height restriction. Please keep at same height in the general district do not change as that will encourage 4 story development.

2.

c. national grid- stating we are at almost capacity now is that true or is our units aging and national grid needs to replace. What does that mean for the units we need to potentially zone for. Can we handle that load. Can the town handle that load. Greg F. just saying and Chris Olney saying our infrastructure is fine won't cut it. If we zone 37 acres and the state is saying we need 555 units, it doesn't mean 555 units will be built it could be less or more all depends. Let's be safe. (I'm hearing about national grid through town people given power outages over the past two years-just something we should have data on- I could be wrong but good to get information)

d. schools. Does the increase in taxes from new units cover the cost of per student (answer is no- we pay over 22 thousand per student to educate in Manchester vs 19,000 in Essex) Property taxes you would get from a unit downtown I'm guessing is between 10-14000 per year. Currently our regional agreement is under fire as Essex has no money. Given our decrease in students we have a decrease in teachers and ? whether we open regional contract will Manchester need to pay more.

If we bring more families in town, it will cost the town more money. That will need to be budgeted and voted on to bring in teachers and whatever support staff that requires. That being said I don't believe any condo or multi family unit that will be built and probably cost over 1 million will you see a young family move into town. We are building for the very higher end. Again, getting the data and having the numbers to be prepared for town meeting on this issue will be important.

e. The consultant you are hiring is a pro mbta 40A consultant whose sole job is to get the zoning done in this town per the state mandate. She isn't going to be looking at how not to comply that isn't her job. Sue Philbrook said part of the consultants' job is to look at a feasibility study for the town and cost analysis, will that be an unbiased approach to the situation. I'm not sure

f. Capacity study. Do we have time to do a capacity study of potential load on the town from all the above. Parking, road usage, utilities, water, sewer, schools, etc....Not sure but something to consider or possibly just try to get the most data we can and derive a really good conclusion.

Lastly, something I heard from Chris today and from a previous meeting with the task force is, Chris mentioned that if we don't comply with the zoning the state can come in and zone for us and don't we want to control how we zone our town? I have not seen this on any

document from the state, the attorney general or on the DHCD website. If you have documentation stating this from the state that's important and please forward to me if you can, but if this is just an assumption, I'd recommend Chris not saying this anymore until there is absolute certainty the state would do this. Creating fear is not a good tactic when you want the town to vote something in but getting the facts and presenting them from both sides is.

I hope this is helpful. Whichever way this goes I'm just concerned that everything is looked at and examined and that the task force can present good recommendations to the town that have been researched from both sides.

Best
Donna

(Below is the legal document from the Commonwealth of Mass Supreme Court: Note Holden is being sued by Central Mass Housing Alliance and two individuals not the Attorney General of Massachusetts)

commonwealth of massachusetts



Lawyers for Civil Rights

<http://lawyersforcivilrights.org> › 2023/08 › MB...

Aug 3, 2023 — particularly where Holden has failed to complete the bare minimum requirement of filing an action ... MBTA Communities may opt-out of **the zoning** ...

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