

From: Denison Hall
Sent: Thursday, November 16, 2023 3:49 PM
To: Gail Hunter <HunterG@manchester.ma.us>
Subject: [EXTERNAL] - [*Suspicious URL*] FW: Gordon College Manchester Land

Hi Gail – can you please forward the email below to the Task Force Members. Much appreciated. Denny Hall

From: Denison Hall
Sent: Thursday, November 16, 2023 3:44 PM
To: 'Chris Imming' <Chris.Imming@gordon.edu>
Cc: Stephen Lacorazza <Stephen.Lacorazza@gordon.edu>; Debbi Tuck <Debbi.Tuck@gordon.edu>
Subject: RE: Gordon College Manchester Land

Hi Chris – see answers below in CAPS.

From: Chris Imming
Sent: Thursday, November 16, 2023 11:46 AM
To: Denison Hall <dhall@hallinv.com>
Cc: Stephen Lacorazza <Stephen.Lacorazza@gordon.edu>; Debbi Tuck <Debbi.Tuck@gordon.edu>
Subject: RE: Gordon College Manchester Land

Denny,

Unfortunately, due to illness and travel, I was unable to assemble some of my colleagues for a more in depth conversation this week. I'd like to set something up the week of December 12-14th if there were days/times that would be best for you or other members of the MBTA Zoning Task Force. THE BEST DATE FOR ME IS ANYTIME ON DECEMBER 13. NEXT BEST DATE WOULD BE THE 12TH IN THE AFTERNOON.

Stephen Lacorazza had a chance to connect briefly and wanted to ask some preliminary questions:

- Is the town of Manchester MBTA Zoning Task Force exploring a formal change of zoning from Limited Commercial to a new zoning classification exclusively designated for multifamily residential? YES
- Is it possible to add multifamily residential (15 units/acre or more) by right within the LCD zoning to also satisfy compliance with the new law? IF I UNDERSTAND THE QUESTION, WE WOULD HAVE TO CHANGE THE ZONING IN THE AREAS WITHIN THE LCD WHERE WE WOULD WANT TO CONSTRUCT UNITS TO MEET THE 15 UNITS/ACRE MULTIFAMILY AS OF RIGHT CRITERIA. WE WOULD NOT HAVE TO ALTER THE ZONING IN THE ENTIRE LCD, JUST THOSE AREAS WE WANT TO DESIGNATE AS 15 UNITS (OR MORE)/ACRE.
- We understand that the Task Force is seeking to identify 555 units to achieve compliance with the new law. Considering the location of our property, more than 0.5 miles from the commuter rail off Beach Street, is it fair to assume that the task force would be looking at the Gordon College property as an option providing 50% of the units beyond 0.5 miles of the station? I THINK IT IS TOO EARLY TO KNOW THE ANSWER TO THAT QUESTION. WE ARE CONSIDERING ALL OPTIONS AT THIS POINT. AS I READ THE GUIDELINES FOR MANCHESTER, ONLY 40% OF THE LAND AREA AND 40% OF THE UNITS HAVE TO BE WITHIN ½ MILE OF THE STATION. WE WOULD WELCOME GORDON COLLEGE'S THOUGHTS AND INPUT.

- Are there other factors or qualifications the task force is operating under that would be helpful for Gordon College to understand? AT PRESENT, THE LAND OWNED BY GORDON COLLEGE IS CONSIDERED 'EXCLUDED LAND', THE DEFINITION OF WHICH IS "...LAND AREAS ON WHICH IT IS NOT POSSIBLE OR PRACTICAL TO CONSTRUCT MULTIFAMILY HOUSING. FOR PURPOSES OF THESE GUIDELINES, EXCLUDED LAND IS DEFINED BY REFERENCE TO THE OWNERSHIP, USE CODES, USE RESTRICTIONS, AND HYDROLOGICAL CHARACTERISTICS IN MASSGIS AND CONSISTS OF THE FOLLOWING:
...(VII) PRIVATELY-OWNED LAND USED FOR EDUCATIONAL OR INSTITUTIONAL USES SUCH AS A HOSPITAL, PRISON, ELECTRIC, WATER, WASTEWATER OR OTHER UTILITY, MUSEUM, OR PRIVATE SCHOOL, COLLEGE, OR UNIVERSITY'. MY BEST GUESS WITHOUT SPECIFICALLY CHECKING WITH EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES ("EOHLC") IS THAT CURRENTLY "EXCLUDED LAND" WOULD QUALIFY AS "DEVELOPABLE LAND" AS THAT TERM IS DEFINED IF AN EDUCATIONAL INSTITUTION CHOSE TO DEVELOP MULTIFAMILY HOUSING ON THE SITE. I WILL GET A READING ON THAT ISSUE FROM OUR CONSULTANT WHO HELPED DRAFT CHAPTER 40A AND GET BACK TO YOU.

I am sure that you will have other questions. Hopefully, this is a good start. Regards, Denny

Christopher Imming
Senior Director of Campus Planning
Environmental Health and Safety Officer
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From: Denison Hall <dhall@hallinv.com>
Sent: Thursday, November 16, 2023 9:37 AM
To: Chris Imming <Chris.Imming@gordon.edu>
Subject: RE: Gordon College Manchester Land

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Morning Chris – I think the ball is in your court to set up a time. Give me a couple of dates and times that work for you and your colleagues. Your timing is propitious as we are in the process of deciding what districts to consider for compliance with 40A requirements. Regards, Denny Hall

From: Denison Hall
Sent: Monday, November 13, 2023 4:03 PM
To: Chris Imming <Chris.Imming@gordon.edu>
Subject: RE: Gordon College Manchester Land

Hi Chris – What days and time work for your crew? I am around this week. Best times for me would be tomorrow or Wednesday in the afternoon. Regards, Denny Hall

From: Chris Imming <Chris.Imming@gordon.edu>

Sent: Monday, November 13, 2023 3:28 PM

To: Denison Hall <dhall@hallinv.com>

Subject: Gordon College Manchester Land

Denny,

Debbi Tuck shared your outreach last month discussing Gordon's property in the Limited Commercial District. I would like to arrange a time where a few representatives of Gordon College and I could speak with you about the town goals regarding zoning which may allow for multifamily residential units. Would you have availability this week for a preliminary conversation?

Thanks,

Christopher Imming
Senior Director of Campus Planning
Environmental Health and Safety Officer
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