



MANCHESTER-BY-THE-SEA

PLANNING BOARD • TOWN HALL
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MINUTES OF THE PLANNING BOARD

January 10, 2022, 6:30p.m. Virtual Meeting

Join Zoom Meeting, Meeting: ID 851 2727 6050 Passcode 54490

MEMBERS PRESENT: Ron Mastrogiacomo, Chair, Sarah Creighton, Chris Olney, Mary Foley, Gary Gilbert, Laura Tenny, and Christine Delisio

MEMBERS NOT PRESENT:

BOARD OF SELECTMEN: Becky Jacques

STAFF PRESENT: Town Planner, Sue Brown and Planning Board Clerk, Sharon George

GUESTS: Mark Glovsky and Peter Goudreau

Mr. Mastrogiacomo called the meeting to order at 6:30p.m. He stated the meeting was being recorded.

Correspondence:

L. Iovanni letter on 40A in Rockport 12/16/21

L. Iovanni letter 2022 goals 1/1/22

Public Comment: None.

ANR Review:

8 Sky Top Drive, Tom Miklavic Lot Line Adjustment

Mr. Miklavic stated 8 Sky Top Dr is owned by him and 4 Sky Top Dr. is owned by John Costello and Alba Figeroa.

Mr. Miklavic noted this is a small area of 2300 Square Feet' in the checkerboard area on the map. The piece of property to add to the backyard.

Gary Gilbert stated he went for a site visit and there are no plans to build. He recommends endorsing the ANR.

MOTION: A motion was made by Ms. Creighton, seconded by Mr. Gilbert, that the Planning Board voted by Roll Call unanimously to endorse the ANR #825, plan dated 10/22/21 by Hathorne Land Surveying, for a land lot line adjustment for 4 and 8 Sky Top Dr.

Zoning Maps: Ms. Brown stated right now it is a matter of formatting.

Blasting: This was a citizen's petition. Ms. Delisio stated she reviewed guidelines from the Town of Sharon. She would be happy to share them

Discussion ensued regarding the best way to have abutters heard. Ms. Deliso and Mr. Creighton stated that the chemicals used are what is important in the blasting. The Fire Chief was hesitant to change the official State form.

Discussion ensued regarding how long the regulations need to be and if the Sharon document can be altered. Ms. Creighton stated we should identify the chemicals and dimmish them or prohibit. Ms. Delisio noted that we need an avenue for people to be heard.

Public Hearing:

94 Bridge Street, ZBL Section 4.1.10(j), Restoration of seawall and installation of pier, gangway and float, Crawley. Continued from 12/13/21.

Ms. Susan St. Pierre, Consulting services, representing Ed and Karen Crawley. Ms. St. Pierre noted at this time the seawall boulders have fallen and need to be put back. She continued they propose a 40' pier with stairs that go to a six-foot landing. She noted there is adequate room for a pier facility. She has also recently filed for Chapter 91 and US Army Corp of Engineers.

The Chair called for a motion to close the public hearing.

MOTION: Motion was moved by Ms. Creighton, second by Mr. Olney the Planning Board voted by ROLL CALL unanimously to close the public hearing.

MOTION: Motion was moved by Ms. Creighton, seconded by Ms. Olney the Planning Board voted by ROLL CALL unanimously to approve the Special Permit for 94 Bridge Street pursuant to Section 4.1.10(j) Restoration of seawall and installation of pier, gangway, and float.

MOTION: Motion was moved and seconded to approve the draft decision for 94 Bridge Street.

189-193 School Street, ZBL Section 6.9, Site Plan Approval for greater than 10 parking spaces, Cornerstone Church. Continued from 11/22/21 Request for further continuance.

MOTION: It was moved and seconded by to continue 189-193 School Street, Cornerstone Church to January 24, 2022.

Recodification: Ms. Creighton and Mr. Olney gave an update on the recodification. Ms. Creighton noted they identified a few items mostly to do with Mr. Bobroski. She continued sections 1-4 have been discussed. Junk dealers and curb cuts would be going to the General

Bylaws. The Board still needs to discuss ADU's, Nonconforming uses, Residential Cluster, LCD and Adult Entertainment.

Section 6 General Requirements. Discussion ensued with Board members wanting to bring Mr. Bobroski back and if there was still a budget for this. Ms. Tenny stated there is a lot of stormwater management in section 6.

Ms. Mastrogiacomo asked Ms. Jacques if the Board of Selectmen were planning to change the date of the Town Meeting. Ms. Jacques replied the Board was meeting on February 7th to discuss the issue.

Ms. Creighton stated extra recodification workshops would be set up for 1/19, 1/31 and 2/7.

MOTION: Motion was moved by Mr. Mastrogiacomo, seconded by Mr. Olney the Planning Board voted by ROLL CALL unanimously to ask Sue Brown to request a proposal from Mark Bobrowski To:

- review the strategy
- review draft articles
- Attend the 3 Zoning Meetings
- Attend 2 public hearings and town meeting

Cell Signaling Technology: Mr. Glovsky made a brief presentation on the former quarry land that would make be ideal for expansion. Agreement of course is contingent upon zoning changes that are proposed. He continued that a draft proposal was for the LCD.

Mr. Gilbert asked the question of revenue for the Town. Mr. Glovsky noted the project would be 125,000 square feet and ½ million dollars in real estate tax revenue.

Discussion ensued about the kind of town services Cell Signaling would require. Mr. Glovsky stated the company was not a high-water user. Ms. Creighton stated that right now the concern is the zoning changes. She continued right now there is no process for application until the changes are voted.

The Board thanked Mr. Glovsky and Mr. Goudreau for their presentation

MOTION: It was moved and seconded to adjourn the meeting.

Sharon George