



OFFICE OF THE
PLANNING BOARD

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

Join Zoom Meeting

<https://zoom.us/j/92594416853?pwd=TmF0SkJGSnl1WkFuY1F2UDVESk8zQT09>

Meeting ID: 925 9441 6853 Passcode: 161184

Minutes of Planning Board Meeting – February 22, 2021 - Virtual

Present: Chairman Ron Mastrogiacomo; Members Loren Coons, Christine Delisio, Mary Foley, Gary Gilbert, Chris Olney, Gary Russell

Staff Present: Town Planner Sue Brown

Minutes: Helene Shaw-Kwasie

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

Chair Mastrogiacomo called the meeting to order at 6:30 p.m., welcomed participants and provided ground rules for the public forum and noted it would be followed by a regular Board meeting.

Town Planner Sue Brown provided a summary of the agenda for the Public Forum portion of the meeting and background information on why the LCD Study was undertaken and what questions it intended to answer. Ms. Brown noted that a Smart Growth Overlay District is one of several options the Town can consider to guide growth in the District. Other options include changing the underlying zoning and creating an overlay district outside the 40R Program.

Planning Board Member Mr. Russel provided a brief history on the Study, noting that the recommendation came from the Master Plan and that over a year of meetings among boards and committees, with the Department of Housing and Community Development (DHCD) and a public forum led to PB vote to move forward with the Study.

Ms. Brown summarized some primary elements of the Draft Overlay District Regulations including:

- 51% of Development allowed must be “by-right” residential
- Current residential unit cap is 255
- 20-25% of housing must be affordable
- Current height limit is 38 ft
- Current Open Space requirement is 25%
- Current residential parking space requirement is 1.5 spaces per unit

Ms Brown noted that Design Standards addressed Sense of Place, Sustainability, Connectivity and Building design and siting.

Questions regarding regulations included:

- confirmation that the current cap for residential units was 255 for the entire district and
- that commercial development is limited by the amount of residential that is allowed
- clarification of State Incentive Payments

Anthony Simboli, the owner of the Manchester Athletic Club shared some personal information about his education and development history, the history of planning for this site and his ideas for potential development. His vision is for a Senior Community that is integrated with youth and focused on health and wellness.

The site plan he shared included a variety of uses including:

- improvements to the Athletic Club
- a hotel and day spa
- offices with apartments above
- medical offices with apartments above
- apartments/workforce housing or age restricted (94 units)
- senior center and day care center
- Independent Living Units (61 units)
- Assisted Living Facility (280 units)
- youth soccer fields (2)
- tennis courts
- skating rink

Questions and comments from Board members and the public focused on:

- Use and regulations for fields – hopeful to share fields, open to discuss regulations regarding lighting, timing etc.
- Potential density of development, opportunities for greater clustering to preserve more open space and increase walkability – Open to greater clustering, more compact development
- The number and type of residential units
- Potential access from 128 – may be considered for emergency access, dependent on transportation study
- Wastewater needs – confirmed need
- Best choice for development (40R or other) - open to work under either approach
- Integration of uses to encourage mixing of generations
- Development Cost and Timeline – over \$200,000,000, 3-7 years
- The number of units of the Assisted Living Facility and expertise in the field
- Support for the integration of multiple generations

Joel Taylor, the Owner of the Private Dog Park off upper School Street shared ideas for a facility with additional pet services at his 2 1/2 acre site.

Ms. Brown shared that a very preliminary look at revenue projection shows that the proposed MAC development would produce in excess of \$1.5 million in real estate taxes. Town Assessor, Ginny

Mr. Russell discussed the option to change zoning regulations in the LCD to support commercial development. Some changes to consider include:

- Increase height allowance
- More uses By Right or Special Permit
- Flexibility of Setbacks
- Parking Standards specific to use

Comments included:

- The idea of shared parking and maximum parking amounts.
- Regarding the amount of housing to consider, the number of units within an Assisted Living Facility that is realistic - and how to give guidance to Mr. Simboli on these issues. Mr. Simboli noted this was very early and further studies (such as an ALF study would come later in the process)
- Would changes to underlying zoning help the MAC buildout? - Yes
- Is it possible that both the 40B and the 40R go forward? – The Town doesn't have control of the 40B, it has total control of the 40R.
- Are 40R Incentive payments likely to continue and is the money received, restricted in use? – There is no indication the Incentive Payments will change. Ms. Brown will confirm with DHCD if funds are in any way restricted.

Ms. Brown closed the Public Forum by outlining next steps of the study that included gathering further input, assessing the multiple options the Town has and identifying the desired strategy to bring to Town Meeting in the fall.

Notes of the Public Forum prepared by Town Planner, Sue Brown

Other Planning Board Business

Correspondence Received: Mr. Mastrogiacomo acknowledged receipt of a Letter from Mrs. Harrington dated January 21, 2021; and a letter from Carroll Cabot dated January 21, 2021.

30 University Place:

Mr. Mastrogiacomo acknowledged receipt of a letter dated February 22, 2021 from Mr. Garrison Macri and Ms. Kathleen Marshall requesting that their application for Driveway/Curb Cut be withdrawn without prejudice in as much as they are finalizing the hiring of a General Contractor and want them engaged in the final design and will reapply if needed in the future.

Upon motion made by Mr. Olney and seconded by Mrs. Foley, it was VOTED by roll call vote by a vote of 6 in favor and Mr. Russell abstaining to accept the request of Mr. Garrison Macri

and Ms. Kathleen Marshall that their application for Driveway/Curb Cut be withdrawn without prejudice

Request for Presentation on Housing Choice Legislation (Delisio)

This item will be scheduled for a future meeting. Mrs. Delisio requested that Town Moderator Wilson and Town Counsel Witten address this item.

6.11

Mr. Mastrogiacomo has spoken with DPW Director Dam about making a presentation to the Board

ADU and Curb Cut Preamble and Cricket Article (Olney)

Mr. Olney reported that the ADU working group is working on revised language.

Minutes – Special Meeting February 2, 2021, February 8, 2021.

Tabled to March 8, 2021.

Subcommittee and Liaison Updates

There were no reports.

Recodification Schedule/Process Going Forward (Brown)

Town Planner Brown reported that Town Meeting will take place on June 21, 2021 with only essential items on the warrant.

The next meeting with Mr. Bobrowski will be March 16, 2021

Schedule of Upcoming PB meetings: Mar 8, Mar 22

E-mails (SharePoint) Status

Sandra Network is working to provide all members with access.

Agenda Items for Next Meeting Discussion

40-R

Town Planner Brown reported that the next step would be the zoning regulations and design standards. Public comments will be made at a multi-Board meeting. Regarding numbers, they will be best estimate based on income and expense.

There being no further discussion and upon motion made by Mr. Mastrogiacomo and seconded by Mr. Gilbert, it was unanimously VOTED by roll call vote to adjourn. Adjourned at 8:35 p.m.

Submitted,

Approved by the Board on

Helene Shaw-Kwasie

Mary Foley

Secretary

Clerk

N.B. These minutes are not verbatim. They are the secretary's interpretation of what took place at the meeting.

Letter from Macri/Marshall

ADU and Driveway Curb Cut Preamble