



MANCHESTER-BY-THE-SEA

PLANNING BOARD • TOWN HALL
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Minutes of the Planning Board

Monday, August 12, 2024 6:30 p.m. Room 5, Town Hall – Hybrid Meeting

MEMBERS PRESENT: Sue Philbrick, Co-Chair, Chris Olney, Laura Tenny, Mary Foley, Peter Morton, Gordon Brewster

MEMBERS NOT PRESENT:

MEMBERS ONLINE: Sarah Creighton, Chair

SELECT BOARD MEMBER ONLINE: Ann Harrison

STAFF PRESENT: Greg Federspiel, Town Administrator, Chief Cleary, Fire Department, Director of Land Management, Marc Resnick, DPW Engineer, Nate Desrosiers, Harbormaster, Bion Pike and Admin, Gail Hunter

Call to Order Ms. Philbrick called the meeting to order at 6:30 p.m.

ANR – 22, 25 & 0 Forest Lane

Mr. Griffin, Griffin Engineering, stated that the application is a simple lot line adjustment between Mr. Pallazola and Greenbelt. Ms. Philbrick confirmed that this is a land swap and there are no buildable lots. Mr. Griffin confirmed that was the case.

Ms. Tenny asked if Greenbelt would have access to the land. Mr. Griffin stated that there are no changes in access from the road. Mr. Resnick stated that he had spoken with the Greenbelt Land Manager, and Greenbelt agreed with the proposed lot line adjustment. Ms. Creighton pointed out that the landowners agreed and both property owners had signed the application. Ms. Creighton also stated that she serves on the Board of Greenbelt and would be abstaining on the vote.

Mr. Olney moved to endorse the Plan of Land for 22, 25 & 0 Forest Lane drawn up by Griffin Engineering, Mr. Brewster seconded the motion. The motion passed with Ms. Philbrick, Mr. Olney, Mr. Brewster, Ms. Tenny and Ms. Foley voting yes. Ms. Creighton abstained.

Open Continued Public Hearing for Cell Signaling Technology (CST)

Mr. Olney moved to open the Continued Public Hearing for Cell Signaling Technology, Mr. Brewster seconded the motion. The motion passed unanimously.

Mr. Glovsky introduced Mr. Keller supervisor of CST Blasting and noted that Chief Cleary was also present to address blasting concerns. Chief Cleary stated that the Fire Department has approved the Blasting Permit for CST which meets all State standards. There will be a Fire Department detail on site during blasting. He added that there are a daily reports and all devices are calibrated to the approved threshold.

Ms. Foley confirmed the CST address. She added that in the General By-Law blasting hours are different from other construction hours and noted that residents have concerns related to blasting vibrations and the impact on homes in the area.

Public Comment – Ms. Philbrick asked residents to be concise and efficient during their comments.

Karen Bennett, 28 Lincoln St. – Ms. Bennet asked if there was a plan to look at houses for the purpose of a pre-blast assessment to determine if there is damage from blasting. She also asked about the blasting hours in the Town By-Law. She suggested there should be an exception for CST blasting.

John Abbott 13 Mill St. – Mr. Abbott indicated there was history from the blasting at the gravel pit several years ago and residents' complaints and concerns fell on deaf ears. The blasts shake the house, and this is traumatic to many residents.

Jeff Conley 28 Mill St. – Mr. Conley stated that a picture had fallen off the wall in his home the result of a blast from the CST site.

Todd Moores 71 Forest St. – Mr. Moores confirmed that blasting is being monitored. Chief Cleary indicated that there are daily reports.

Ann Hogan 23 Mill St. – Ms. Hogan stated that she believed some of the blasts are exceeding the approved limit and would like to be assured that the blasts are within the threshold.

Chief Cleary restated there is a daily report on the size of the blasts and an air horn blows prior to the blasts.

Joe Rodgers 59 Forest St. – Mr. Rodgers mentioned the spray-painted lines on Forest St. and asked what was going on. Mr. Federspiel, Town Administrator, stated that the construction along Forest St. has been mentioned in his weekly Cricket Articles several times. That work is related to extending the water and sewer lines to the LCD. Mr. Federspiel added that the water and sewer lines going in are fully permitted by appropriate permitting authorities including the Conservation Commission.

Elizabeth Thomas 27 Mill St. – Ms. Thomas stated that she spoke to the BOH and was told that she needed a septic system because sewer lines would never happen on Mill St.

Mara Coleman 25 Mill St. – Ms. Coleman expressed concern that her new tile floors would crack.

Hannah Osborne called in from Switzerland – Ms. Osborne a former resident shared her outrage on behalf of current residents.

Marc Glovsky, CST Lawyer, stated that he lived in Town 40 years ago and blasting at the quarry was out of control and was not controlled blasting. What is happening on the CST site is a significantly different type of blasting.

Lori Wirth 17 Mill St. – Dr. Wirth asked if her house is within range of the blasting. The blasting notification range is 250'. Dr. Wirth stated that she would like to have a pre-blast review of her home.

Chief Cleary reiterated what is happening around permitted blasting adding the process is proceeding as safely as possible.

Ms. Foley requested that residents have an opportunity to get a pre-blast survey and asked that the BOH weigh in on their previous statement that residents needed a septic system because sewer lines would never go down Mill St. Ms. Foley also stated that if blasting is taking place within 250' of Route 128 a MA Dot permit is required. Mr. Keller, CST, stated that the permit has been applied for and not yet received. No blasting is taking place within 250' of Route 128.

Sarah Pierce 9 Friend St. – Ms. Pierce stated that blasting sounds like it is in the preliminary stage. She would like to understand how many blasts per day.

Public Comment Concluded

The Board and CST had a preliminary discussion related to Atwater Ave. Topics of discussion included:

- ✓ Safety issues related to road width
- ✓ Traffic calming methods
- ✓ Survey of Atwater Ave. to determine width and Conservation limitations
- ✓ Conservation Concerns – around width, drainage, run off
- ✓ Sidewalk
- ✓ Travel Lanes
- ✓ Safety for Cyclists
- ✓ Size of Delivery Trucks
- ✓ Preservation of suburban road
- ✓ LCD Multi-family housing

Mr. Nahatis proposed a pedestrian bridge over Route 128.

Additional discussions related to Atwater Ave. will take place during a future Public Hearing specific to Atwater Ave.

Mr. Olney moved to close and Continue the Public Hearing for Cell Signaling Technology to September 9, 2024, at 6:30 p.m., Mr. Brewster seconded the motion. The motion passed unanimously.

Reed Park, Morss Pier and Tuck's Point

Mr. Olney moved to open the Continued Public Hearing for Reed Park and Morss Pier, Mr. Brewster seconded the motion. The motion passed unanimously.

Harbormaster Pike stated that the lighting proposed is solar lights that shine down towards the dock and are similar to the lights at the Yacht Club. Proposed lighting suggestions should be forwarded to the Mr. Resnick.

Harbormaster Pike stated that there are no plans to provide for fueling at Reed Park and Morss Pier. Harbormaster Pike is working with Manchester Marine and Crocker Boat Yard to continue providing fueling stations for boaters.

There is no boat washing at either Reed Park or Morss Pier.
Fresh Water use is minimum.
Trash Disposal – boaters use trash barrels on site.
Conservation Commission Order of Conditions are on file.
The Town cannot sell electricity there is only one electric meter on site.

Harbormaster Pike stated that he was willing to eliminate the finger dock perpendicular to the train tracks. And added that the proposals for Reed Park and Morss Pier are designed to make the Harbor self-sustaining.

The Board requested specific information on:

- Lighting and utility poles. Harbormaster Pike will follow up with Mr. Resnick.
- Revenue projections are \$140K to \$150K – Mr. Federspiel stated the Select Board is comfortable with the revenue gain projected
- Confirm utilities with DPW – Mr. Desrosiers stated there is one master meter.

Mr. Morton moved to Close and Continue the Public Hearing Reed Park and Morss Pier to September 9, 2024, at 8:00 p.m., Mr. Brewster seconded the motion. The motion passed unanimously.

Mr. Resnick stated that he had forwarded the draft Decision for Tuck’s Point contained in the PDF below. Ms. Foley indicated that she had edits, Ms. Philbrick stated that she had forwarded her edits. The revised Decision will be updated and reforwarded to the Board.



Tuck's Point Draft Decision.pdf

Mr. Olney moved to approve the Special Permit to reconstruct Tuck’s Point with edits, Ms. Philbrick seconded the motion the motion passed 6 Board Members in Favor, and 1 Board Member opposed.

Liaison Updates

Harbor Management –

CPC –

AHT – The Trust continues to search for developers and a possible why to entice developers to Town.

MBTA Task Force – Mr. Olney stated that Mr. Resnick has procured a grant for the Propensity to Change study.

The Board discussed Fiscal Impact Study. Ms. Creighton suggested that the Planning Board request the Finance Committee complete a Fiscal Impact Study. Ms. Foley asked if the Finance Committee would have the bandwidth given September is the start of the budget review. The Finance Committee has indicated that they will be able to manage the Fiscal Impact Study.

Mr. Olney moved to authorize the Finance Committee to conduct the Fiscal Impact Study, Mr. Brewster seconded the motion. The motion passed.

Approval of Meeting Minutes, July 9, 2024

Mr. Olney moved to approve the meeting minutes of July 9, 2024; Ms. Philbrick seconded the motion. The motion passed unanimously.

Adjourn

Mr. Brewster moved to adjourn the meeting; Mr. Olney seconded the motion. The motion passed unanimously.