

## Re-elect Peter Clay to the Wenham Planning Board!

For those of you who aren't familiar with the Planning Board, it oversees the rules and regulations governing the subdivision of land, site plan review, and special permits.

Here are the reasons why you should re-elect me to the Wenham Planning Board:

In the five years that I've served, the Board has accomplished a lot, ably led by Ann Weeks, Chair, and Dan Pasquarello, Vice-Chair. Aside from the normal day-to-day business, the board is developing the first Master Plan in over 60 years and is carefully navigating the MBTA Communities Zoning Law.

You can learn more about the status of the Master Plan here:

<https://wenham-master-plan-jmgoldson.hub.arcgis.com/>

What is the MBTA Communities Zoning Law and Wenham's status as of March 2024?

Wenham is designated a Commuter Rail Community.

1,460 existing housing units and 111 Developable Station Area Acres

This is a zoning exercise and not a mandate to create any housing.

- The Town, Wenham, must create a district and accompanying zoning regulations.
  - In order to comply with the State regulations, the zoning district and zoning regulations must allow for at least: 365 units, 24 acre district size, only 20% of units and district area must be within the half mile station area: 73 units and 4.8 acres, zoning of remaining acreage (19.2) and units (292) can be located anywhere within the community and 15 units/acre gross average density
  - The town can impose: affordability up to 10%, dimensional requirements such as setbacks, building height, density (not less than 15 units/acre gross average), parking requirements, Site Plan Review, septic must meet Title V and conservation has authority within its jurisdiction.
  - The town cannot impose restrictions on: age of occupants, number of bedrooms, size of bedrooms or number of occupants.
  - Most advantageous areas have been identified as:
    - District 1 - Walnut Rd and 0 Larch Lane site - 6.3 acres
    - District 2 - Boulder Lane area - 24.5 acres

For more information about the MBTA Communities Zoning Law, please contact Margaret Hoffman, Planning Coordinator at [mhoffman@wenhamma.gov](mailto:mhoffman@wenhamma.gov) 978-468-5520 Ext 8

I also serve on other boards and committees which expose me to important issues facing Wenham starting with my service on the Wenham Select Board.

I also serve on the New Elementary School Project which will be by far the biggest construction project Wenham and Hamilton will undertake over the next 5 to 6 years. Here's the current status:

[https://www.hwschools.net/about/hw-elementary-project?fbclid=IwAR12gZsFkKyDFKsmnTim9RVGc\\_t6mBkFwGoNHUE7ZVaVOv6iyga0Str1Ux40\\_aem\\_AWq1ELTAdTiMIMhdaDi8h46mIgINcxctEbWMMGuyYZEmyHOY6ADRx85h1MdGzNYvdnSu2PuiG3WnP5CS2LDwySRM](https://www.hwschools.net/about/hw-elementary-project?fbclid=IwAR12gZsFkKyDFKsmnTim9RVGc_t6mBkFwGoNHUE7ZVaVOv6iyga0Str1Ux40_aem_AWq1ELTAdTiMIMhdaDi8h46mIgINcxctEbWMMGuyYZEmyHOY6ADRx85h1MdGzNYvdnSu2PuiG3WnP5CS2LDwySRM)

I also attend The North Shore Water Resilience Task Force meetings led by State Senator Bruce Tarr. Did you know that the Ipswich River Watershed is on the list of the top ten most endangered watersheds in the country?

Ever wonder why Wenham always has a water ban every summer and Beverly doesn't?

Did you know that Wenham's minimal access to more water is a limiting factor to significant residential or commercial development?

So please re-elect me because I bring the perspective of all of these other issues and projects when serving on the Planning Board. Respectfully, Peter Clay