



MANCHESTER ESSEX CONSERVATION TRUST

Preserving natural beauty, wildlife, and resources at the gateway to Cape Ann

PROPOSED SHINGLE HILL DEVELOPMENT IN MANCHESTER THREATENS CONSERVATION LAND, WATERSHED, AND GREEN SPACE

Shingle Hill 40B Development Plan - MECT Update October 12, 2020 *Amended 10/17/20

A large 40B development project is proposed for Shingle Hill, just north of 128 on School Street. This land abuts critical conservation land including Cedar Swamp and the Wilderness Conservation Area (WCA) adjacent to MECT boardwalk and trails.

This specific development is separate from the concurrent 40R Zoning discussions, which if passed would build out additional vulnerable land near the Manchester Athletic Club.

It is vital that those who care about preserving the health of our conservation land and drinking water get involved now to understand the scope of the proposed development, track the project closely as it evolves, ask questions and provide input to Town officials.

What You Should Know:

- The developer, Strategic Land Ventures (SLV), has submitted a formal application to build a large 286,000+ sq. ft. 157-unit apartment complex, comprised of two interconnected 5-story buildings, including an underground garage with bus shelter and parking for 250 cars.
- Manchester does not meet the threshold for affordable housing, thus the town is in a weak position to halt 40B development. The Board of Selectmen (BOS) currently plans to negotiate a “friendly 40B” with the developer and is seeking input from all Town boards, committees and interested parties.
- On October 29, an official presentation by the developer to the BOS is slated to take place. Also, on October 13th there is a Planning Board meeting to discuss their response to the proposal, and a Conservation Commission meeting to review wetland boundary delineations at the site. These meetings are open to the public.

MECT Taking Action:

- MECT’s driving principle is to maintain the conservation values of the properties we have all worked so hard to acquire and protect.
- MECT assembled a team of experts in conservation, environmental protection, and regulatory law to review the plan. The team has concluded that SLV’s proposal fails to address threats to water quality, native habitat, and impacts on our community including appearance, light, and noise.
- On October 7th, [MECT sent a detailed letter to the Board of Selectmen](#) outlining critical omissions in the developer’s plan.

Environmental Concerns:

- The entirety of the project site is an environmentally critical area – for our watershed, and for local flora and fauna including endangered species.
- The site is adjacent to Sawmill Brook and a critical groundwater recharge area, responsible for approximately 50% of the town's water supply. Storm water run-off from this development would be significant and is incompletely addressed in the proposal. Neither has SLV yet provided any information about the onsite sewage treatment plant to service this complex.
- Extensive blasting will be required to prep the site and provisions to avoid drinking water contamination during this process are inadequate or missing altogether.

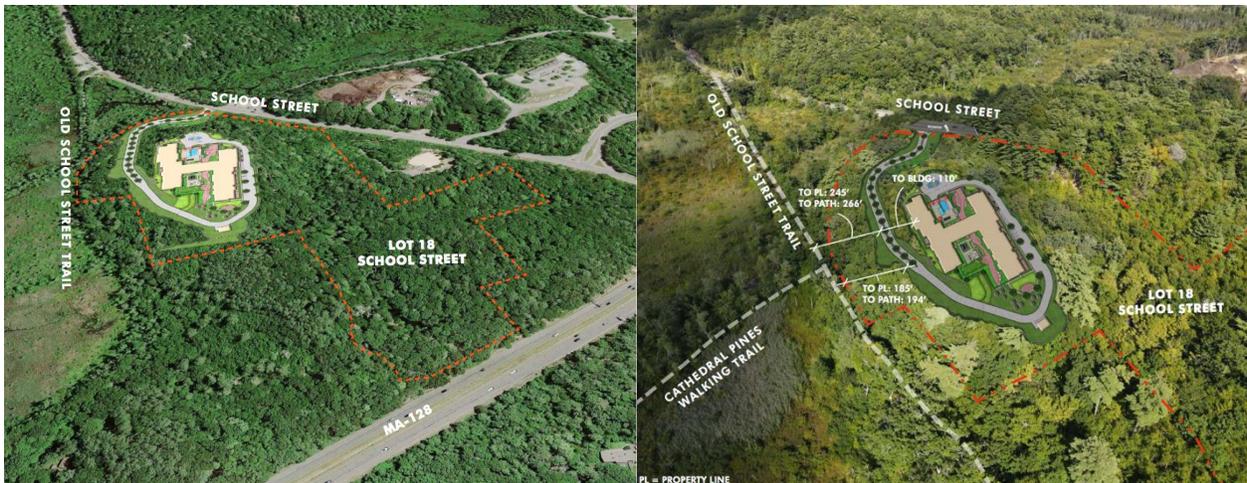
What You Can Do Now:

- Read [MECT's letter to the Board of Selectmen](#) to understand our critical concerns
- Learn about the [40B process and the current proposal](#)
- Stay updated. Sign up for [alerts](#) and regularly check for [planned meetings and agendas](#)
- Attend the [Planning Board Meeting on October 13th](#)
- Attend the [Conservation Commission Meeting on October 13th](#)
- Attend the [Board of Selectmen](#) Meeting scheduled for October 29th
- Make your voice heard. Share your concerns and opinions with town officials.
- Help spread the word. Talk to your neighbors and friends, and share info and thoughts on social media.

MECT will continue to share our views and keep you updated on our activity related to this development.

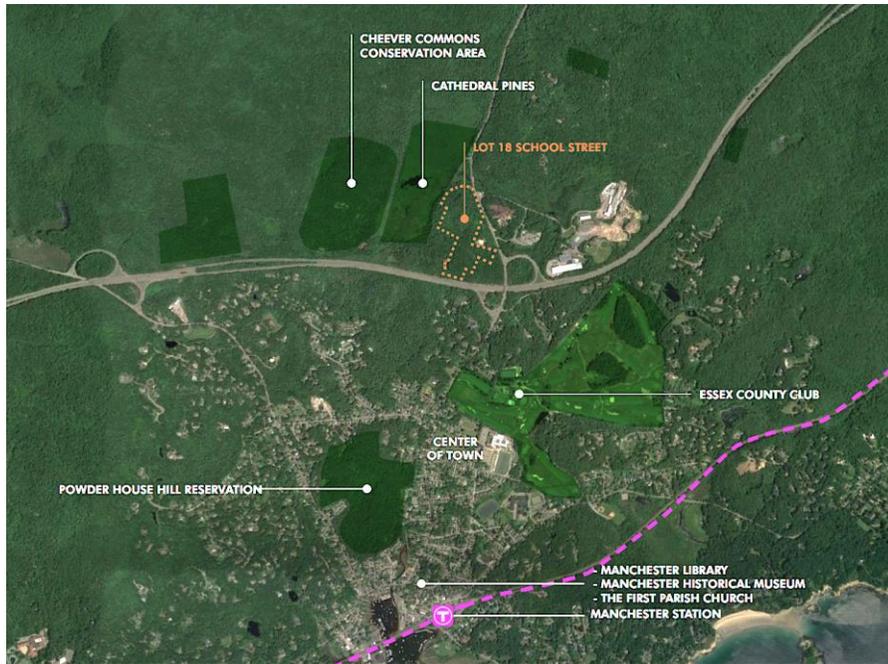
**Amended 10/17/20 to clarify estimated building and underground parking to be 286,000+ sq. ft. on 1M+ square foot total land site*

Location and Scale of Property in Relation to WCA, Sawmill Brook, Cedar Swamp, & Cathedral Pines



Source: Strategic Land Ventures, EMBARC, [81 Aerial-Exhibits-and-Setback-Distances](#)

Location and Scale of Property in Relation to Town of Manchester



Source: Strategic Land Ventures, EMBARC, [61_Schematic-Architectural-Plan-Set](#)

Schematic of Proposed Building



1 - EAST ELEVATION



2 - NORTH ELEVATION

Source: Strategic Land Ventures, EMBARC, [61_Schematic-Architectural-Plan-Set](#)

Elevation of Proposed Building Above Tree Line, with Context to Wetland & Old School Street Trail



Source: Strategic Land Ventures, EMBARC, [9_Cross-Section-Exhibit-from-Walking-Trail-Conservation-Land](#)