

Sunday, Nov. 3 : Daylight Savings Time

It's "fall back" time, so adjust your clocks to gain one hour in your day (or sleep!)

MANCHESTER CRICKET A Local Tradition Since 1888

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BRIEFLY

Penultimate Cribbage

Joan Snow has been the leader since Week 3, with an overall match win score tied with two other players, Paul Clark and Jim Chabot.

Last Call! Night of the Stars

The Spaulding Education Fund's 13th Annual Night of the Stars Talent Show will be held on Saturday, Nov. 2 at 4 pm in the ME Regional Middle High School Auditorium.

So Much C.O.A.!

The Manchester Council on Aging is always busy with trips and November is no exception. Next week, at 2 p.m. on Wednesday, Nov. 6, the COA van is headed for an Asian food feast at Gourmet Gardens in Danvers for lunch.

Go Stuff Yourself

It's said that the Essex Lion's Club's wildly popular (and fun) Thanksgiving Turkey Trot 5K Road Race (with a 5K "Fun Walk") is the longest running "turkey trot" event in the United States.



A gorgeous Saturday greeted witches, ghosts, donosaurs and other cuties last weekend in Manchester's annual Wobblin' Goblin Halloween-themed parade.

Final MBTA Zoning Proposal Ready for November Town Meeting

By Erika Brown

The Manchester Planning Board held a public hearing Monday to finalize proposed "MBTA 3A zoning" language—a state-mandated guideline to increase multi-family housing density in 177 towns near public rail transit.

The hearing drew a packed audience, in person and online. Many attendees voiced concerns that the new zoning, including four new "overlay districts" carefully designed to meet state requirements while limiting new development, would alter Manchester's character.

The finalized proposal, developed by the MBTA Zoning Task Force, was crafted with consultant Emily Innis, who helped develop state compliance software for the MBTA zoning.

An Exercise in Math

The work has been a complex "exercise in math," said



MBTA Zoning consultant Emily Innis (center) and Manchester Town Counsel Jonathan Murray (right) at Monday's Planning Board hearing that finalized language for state mandated by-right multifamily zoning for next month's STM.

PB Chair Sara Creighton, stitching together four overlay districts with the precision of a jigsaw puzzle to deliver zoning that theoretic-

cally allows 559 "by right" housing units over 37 acres. Creighton said the districts were crafted from parcels that were the "least likely

The districts were carefully created with "layers of control" that, when taken together, are designed to discourage large-scale developers from overbuilding on any given site.

to be developed," while avoiding Manchester's Historic District and most of the Commercial District.

Manchester's proposed MBTA overlay districts mandate that 20% of new units be affordable housing (80% area median income), with an average density of 15.2 units per acre, meeting the state's 15-unit minimum.

quired.

- The four districts are:
• Beach St. to Sea St.: currently 49 units; the overlay would allow for 28 more, or a total of 77.
• Allen St. To Lincoln St.: currently 32 units; the overlay would allow for 55 more, or a total of 87.
• Lower Pine Street, from Newport Park to Powder House: currently 153 units; the overlay would allow for 169 more, or a total of 322.
• Beaver Dam Road: the current "Cape Ann Storage" facility in the Limited Commercial District.

Stephanie Rogers said she was concerned that residential development in the Limited Commercial District would trigger overwhelming traffic on Beaver Dam Road, especially if Cell Signaling

...(Continued on page 7)

Pickleball Round Robin

What a great weekend for the first annual Parks and Recreation Pickleball Round Robin Tournament! Thanks to Geoff Sones for his expertise in organizing the tournament as well as his team of volunteers Jack Ryan and Peter & Lee Doyle.

Participant gifts as well as winner prizes were donated by Joe Knowles and our partners Bruce and



Pickleball Round Robin Tournament was held on a beautiful Saturday at the new Sweeney Park courts. 36 participants enjoyed an afternoon of fun competition.

DeeDee Warren at The Laughing Gull. Thank you to all involved and we hope to make this a yearly event allowing all pickleball players the opportunity to play in a competitive but not overly threatening environment.

great time in a very fun atmosphere!

Winners of the White Beach Division Sandra Caniff and Susan Harmeling, Singing Beach Division were Jan Ferm and Diane Flynn and Black Beach Division Kristin Francoeur and Amelia Irose.

Time to Vote! State & Elections, Then Nov. 18 STM

By Gregory T. Federspiel

Two big days are almost upon us, and they both need your engagement.

Election Day is Tuesday, November 5. This is the last day to vote in the national and state-wide elections. Polls at Memorial Elementary School are open from 7 a.m. until 8 p.m.

received by the Town Clerk by November 8 (November 15 for residents overseas.) Early voting at Town Hall ends Friday, November 1 with voting available from 9 to 11 a.m.

Topping the ballot for this election is, of course, the presidential race. It has been a noisy election season

but, in the end, voting comes down to just you in the election booth making your own decision. While it is easy to take this act for granted, it is a powerful and important right that others in other countries do not have.

We have a paper ballot for each vote that can be verified should the need arise. The voter list is maintained by the Town Clerk and any one can verify their status.

State-wide offices are on the ballot as are six referendum questions, five state-wide and one district-wide non-binding referendum related to health insurance.

...(Continued on page 2)

Weekly Weather Chart

Table with 3 columns: Date, Weather icon, High/Low temperatures for Saturday 2 Nov through Friday 8 Nov.

Weather data pulled Wednesday and is subject to change.



Gavel to Gavel This Week's Town Meetings

Manchester Town Hall is open to the public. Public hours are 9 a.m. - 4:45 p.m. Monday through Wednesday and 9 a.m. - 6:15 p.m. on Thursday.

Essex BOS Monday, November 4, 6 p.m.

MMES Presidential Election Tuesday, November 5 7 a.m. - 8 p.m.

IN THIS ISSUE

Table listing contents: Obituaries, Town News & Library, Letters, OpEds, Sports, Essex Echo, Puzzles, Real Estate.



Courtesy Photo

The Day the Music Stopped

In September we had several phone calls and emails asking us what had happened to the music coming from the steeple of the First Parish Congregational Church. Two of our members, John Round and Marty Farmer, were sent to investigate and found it was a

fuse issue with our carillon. Thankfully the music quickly resumed at 12:15 p.m. and 6:15 p.m. daily, above the Town Green, as it had been playing for over 50 years. The current carillon was installed in 2004.

It replaced the original purchased in 1971 after it stopped working in the spring of 2003. The carillon voice is "English Bells," a single bell at a time playing the melody line, drawing from its library of over 165 songs. Thank you to everyone who alerted us that our carillon stopped playing and expressed such appreciation for this music!

LIBRARY NEWS

This week at the library is a busy one, two events at Crowell Chapel, Hearsides Book Group, Pajama Storytime and more.

November is Novel Writing Month

As the weather cools many return their attention to finishing or starting their novel, screenplay or chapbook of poems. Come to the library this November and enjoy a dedicated writing zone, with a jar of prompts to keep you inspired and snacks to fuel your word count goals.

Hearsides Book Group

Tuesday, November 5 from 4-5 p.m. Join us to discuss "The Women" by Kristen Hannah

Crowell Chapel Concert Series Featuring: Hungrytown

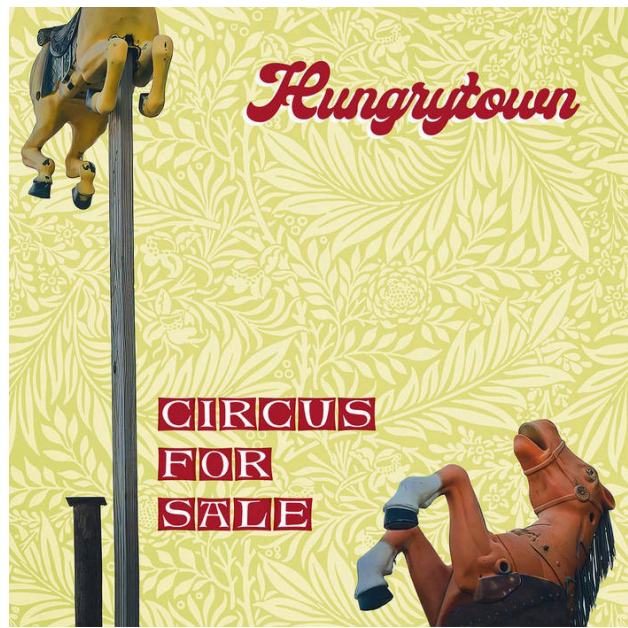
Tuesday, November 5 from 6-7 p.m. It's election day, so come enjoy a free concert before or after you vote. On the first Tuesday of every month, October-April, join us in the Crowell Chapel at 6 p.m. for music by the sea. This is an all-ages concert.

Gems from the Manchester Cricket Archive at Crowell Chapel

Thursday, November 7 from 5:30-6:30 p.m. Join Erika Brown and Paul Clark from the Manchester Cricket. For a local community newspaper like the Manchester Cricket or the Essex Echo, an archive is a magic treasure trove that connects us to our past. In 2018, Erika Brown took over as publisher and editor of the Manchester Cricket, and one of the first decisions she made was to digitize the 136-year-old newspaper's print archive and make it searchable and permanently available through the Manchester-by-the-Sea Public Library. The Friends of the Library and the Cricket split the cost. Erika and the Cricket's longtime assistant editor, Paul Clark, will share their favorites from the paper's archive and oh yes, we'll include one of Paul's favorite features, the local police notes. Registration is encouraged.

Diversity Matters Book Group

Tuesday, November 12 from 5:30-6:30 p.m. Novem-



Hungrytown Band

Courtesy Photo

ber's Diversity Matters book group's pick is a graphic novel "Worm: A Cuban American Odyssey" by Edal Rodriguez.

Tai Chi: The Longevity Tree Tai Chi Location Changes

Every Wednesday from 9:45-10:45 a.m. Manchester local Susan Halpern will continue her weekly Tai Chi class for ages 18 and older. The class will be moving locations as the weather changes and only those who have completed the Safety Release Registration Form on the library's website, will get weekly location emails. Longevity Tree is part of the internal arts known in China as Qi gong. Qi gong means to cultivate energy with discipline. The Longevity Tree is a form that addresses the balance of mind, body and spirit, by combining movement, deep breathing, and alertness.

Digital Advice Appointments on Monday and Drop-In on Friday

Register for a dedicated session Mondays at 12 noon or 12:30 p.m. or drop in on most Fridays between 3-4 p.m. We have guidance for easy to moderate tech issues. Please bring your device, charger and any passwords associated with your device or project. This is a program to offer one on one instruc-

tion on how to better utilize your technology, we cannot do a tech project for you and certain issues will be outside of our digital expertise.

Mindfulness Meditation at the First Parish Church Meeting Room

Every Tuesday from 11 a.m.-12 noon. Beginners and experienced meditators are welcome. There will be guided meditation, some silence, and discussion. Please register if this is your first time coming to this program. We need either an email or a phone number in case we need to cancel or change venues.

Shut Up and Write (Virtual)

Every Thursday from 10:30 a.m.-12:15 p.m. Join a community of writers and artists on Zoom who just want to write. Come any time. No need to share, no need to critique or be critiqued.

For Teens: Join the Teen Advisory Board (TAB)

High school students who join the group will be involved in adding items to the library's collection, promoting special events, planning the annual Haunted Library and more. You will get community service hours for school and pizza. Contact Tom Russo, the YA librarian.

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SELECT BOARD UPDATE

Select Board Meeting: The Select Board will meet on Monday, November 4 at 6:30 p.m. Meeting details can be found on the Town website.

MBTA Zoning Public Forum: The MBTA Zoning Task Force will host a Public Forum on Thursday, November 7 at 7 p.m. at Town Hall and on Zoom. Residents are invited to attend to learn about MBTA Zoning and ask questions.

Hydrant Flushing: DPW Hydrant Flushing is underway and will occur Monday through Wednesday from 8-12 p.m. over several weeks until complete. If you experience cloudy water, run a cold tap until clear.

Property Tax Bills: Second quarter personal property tax bills are due on Friday, November 1. The Collector's Office will be open on November 1 from 9 a.m. to 3 p.m. to receive in-person payments. Please contact (978) 526-2030 with questions.

Leaf Collection: Black Earth will offer curbside leaf collection during the weeks of November 18 and December 2. Please place leaves in bags on your curb on your collection day.

Special Town Meeting: The Fall Special Town Meeting date will be held on Monday, November 18 at 6:30 p.m. at the Manchester Essex Regional High School. Residents will be asked to vote on MBTA Zoning along with other potential Town matters.

er potential Town matters.

Child Care at Special Town Meeting: Free childcare will be provided at the Special Town Meeting by Parks and Recreation. Registration is required on the Parks and Recreation website.

Trash, recycling, and compost collection: Regular Schedule. Please place curbside by 7 a.m. on day of collection. Transfer Station is open on Wednesdays from 7:30 a.m. to 3 p.m. and Saturdays from 10 a.m. to 3 p.m.

Follow Us on Facebook, Instagram, and X @townofmbts and visit the Town website www.Manchester.ma.us to stay informed.

HANDOUTS FOR TOWN MEETING

Although the warrant for the November 18 special town meeting is short, we anticipate a high level of interest in proposed zoning amendments to comply with the state mandate that MBTA communities have at least one district permitting multifamily housing as of right. Because of this high interest, complexity of the issues and diverse opinions, residents may want to prepare written handouts for the meeting. Any handouts must be submitted to the town moderator awilson@spyrockhill.net and town clerk townclerk@manchester.ma.us no later than November 12, 2024. There will be a table for handouts in the lobby where voters check in. Handouts that are not submitted by that date will not be permitted on the table, nor may they be distributed during the meeting. With a high turnout expected, we will have seats for as many as 1,300 voters. Those preparing handouts should bear this in mind when making copies.

Alan Wilson, Town Moderator



Winner of Judge's Choice at the 39th Essex Clamfest was Woodman's (pictured) with the honors of People's Choice going to Castle Manor Inn. For the Clam Chowder Competition this past Saturday we could not have had this event without the delicious chowders from local eateries! For the first time, a team of high school students from Maple Street Bistro (Essex Tech) entered the competition. Also competing were 35 Beach, JT Farham's, The Farm Bar & Grille, The James Pub & Provisions, and Vita Bella Ristorante.

(Photo Paul Clark)

Tides & Sun Chart For The Week Ahead

DATE	HIGH				LOW				☀️	
	AM	FT	PM	FT	AM	FT	PM	FT	RISE	SET
1 Fri			12:03	9.7	6:00	1.2	6:31	0.5	7:16	5:36
2 Sat	12:34	8.8	12:33	9.9	6:38	1.3	7:12	0.4	7:17	5:35
3 Sun	1:09	8.7	12:05	9.9	6:16	1.4	6:53	0.3	6:18	4:34
4 Mon	12:44	8.5	12:39	10.0	6:56	1.5	7:35	0.4	6:20	4:33
5 Tue	1:21	8.4	1:18	9.9	7:38	1.6	8:18	0.5	6:21	4:32
6 Wed	2:03	8.3	2:01	9.8	8:23	1.8	9:05	0.6	6:22	4:30
7 Thu	2:48	8.2	2:50	9.7	9:11	1.9	9:54	0.8	6:23	4:29

TOWN OF MANCHESTER-BY-THE-SEA

MBTA ZONING

Important Dates

November 7
Public Forum
7 PM

November 18
Special Town Meeting
6:30 PM | High School

Learn More or visit: manchester.ma.us/774/MBTA-Zoning

Stay Informed. Learn the Facts.

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We would like to thank those who have so generously contributed to the Fund this past year. The Hooper Fund provides grants to promote after school and summer educational and recreational programs for children in the Manchester and Essex communities. None of these programs would be possible without our support and your generous donations. Thank you all so much.

The Directors of the Hooper Fund

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Thank You for Your Generous Contributions

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Kitty and Peter Creighton			Faith and Fred Rossi, Jr.	

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MERHS Speaker Series
Student Coalition Against Racism
MERHS Robotics Team
Summerstage
Essex Elementary Library
M/E HOSA Chapter
Manchester Memorial PTO
MERHS Math Team
MERHS Speech and Debate Team
MERHS Drama Club
MERHS Science Team
Magic Years Nursery Scholarship

Community

Music in the Park
Pan Mass North Shore Kids Ride
Manchester Police Comfort Dog
Seaside Sustainability
Manchester Children's Library
M/E Green Team & Water Filling Stations
Manchester Historical Children's Museum
Manchester Summer Playground
Sustainability Fair
Essex Elementary Edible Garden
Girls and Boys Scout Troops
M/E Bicycle Pedestrian Committee
Manchester Parks and Recreation Programs
Memorial Park Improvement Project

Sports and Leisure

M/E Softball
M/E Soccer
M/E Junior Hornets Football
M/E Little League
M/E Sailing Team
Girls and Boys Travel Basketball
Essex Bay Sailing
Manchester Sailing Association
Cape Ann Boys and Girls Lacrosse
Manchester Fishing Tournament
M/E Winter Indoor Track
M/E Middle School Hockey Program
Middle School Sports Pitching Machine
Manchester Summer Tennis

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Donations can be made online at www.hooperfund.org

ME Regional High School Model UN Club Meets the Real UN in New York



Students from the Manchester Essex Regional High School Model UN Club traveled to New York City earlier this month to visit the international headquarters of the United Nations. After an early departure and extensive security screening, the students took part in a one-hour guided tour of the United Nations headquarters. Students observed UN committees in session and sat in the giant General

Assembly room, which was fitted with technology that provided real-time translation of the proceedings into six languages. The tour also included a display of gifts that countries had presented upon their induction into the United Nations. Model UN Club members also were briefed by Vincenzo Pugliese, a UN official from the Dominican Republic. Mr. Pugliese explained how the UN operates around the

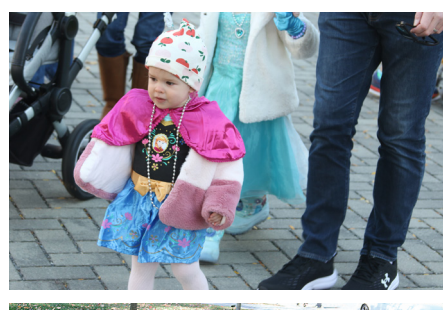
world, detailing some of the logistical hurdles of languages, time zones, budgets, and geography. He then walked students through the many different paths UN employees follow to pursue careers at the United Nations. The students had also prepared a number of questions for Mr. Pugliese. "Our main goal for this trip was to introduce students who are passionate about global issues to the real United

Nations," said Charlie Langendorf, the president and founder of MERSD's Model UN Club. "We will be able to improve our Model UN simulations using our new knowledge about veto power, the workings of different UN committees, and budget considerations." The students also received a list of possible simulation topics for the Model UN Club to use at future meetings. MERSD social studies

teacher Jennifer Michaud was one of two chaperones on the trip. "It is so important to get students out of the classroom to experience real-world, place-based learning. The United Nations is the most important institution in our continually globalized world, and developing an understanding of the intricacies of international diplomacy will help students become more empathetic global citizens. I was impressed that this was

a completely student-driven and organized trip, showing our students' passion for their learning." The trip was funded in part by a generous grant from Spaulding Education Fund, an independent, non-profit organization providing support for programs that enhance the academic curriculum of the Manchester Essex Regional School District.

It's the Manchester 2024 Wobblin' Goblin!



With the stunning sunny fall Saturday morning weather, it seemed like everyone turned out for this year's Wobblin' Goblin. Kudos to MBTS Parks & Rec and the Mother's Club! (Photo Paul Clark)



HOLY ESSEX CLAMFEST! Participants for the 39th Essex Clamfest line up to the marsh waiting for the bell to toll 12:00 to enter and sample clam chowder from eight vendors. (Photo Paul Clark)



Judges table for the 39th Annual Essex Clamfest with Senator Bruce Tarr in the center. (Photo Paul Clark)




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OpEd

The Manchester Cricket occasionally runs OpEds on topics that benefit from a deeper dive. Written by readers, they are designed to advocate a point of view rather than simply sharing a personal opinion (as a Letter to the Editor might do). This week, two readers have taken up a big topic facing Manchester voters on November 18: the **MBTA / 3A Zoning Requirement**. Should we approve a state mandated “by-right” multi-family zoning to expand housing stocks in the state, particularly in 177 communities in the Commonwealth serviced by public rail transit? **Rob Beatty** argues for a “Yes” vote on this zoning. **Christina Deliseo** says there’s reason to pump the brakes.

Why I Will Vote Against the MBTA Zoning on Nov. 18

By Christina Deliseo

I urge every able-bodied resident of Manchester to attend the Special Town Meeting on November 18th and vote NO to MBTA Zoning.

I offer three simple reasons for is this:

1. Local control over zoning;
2. Increased density without an understanding of capacity;
3. It does not address the perceived housing crisis.

This unfunded state mandate impacting 177 municipalities connected to public rail transit in our Commonwealth was passed by the State Legislature and signed by the Governor in the middle of the night as part of an Economic Development Bond Bill aimed to stimulate economic growth and development across Massachusetts. We all need to remember this fact when we consider what this law really is. It is forced zoning to stimulate economic growth! The original law had affordability language, but that was removed, presumably because that would inhibit economic growth. This unfunded mandate requires Manchester to relax zoning so developers and REITs (“real estate investment trust”) that are typically deep

At a minimum, the residents of Manchester should take pause and wait until the SJC rules and the Planning Board has the proper time and resources it needs to complete an independent Financial Impact Analysis and the residents have adequate time to digest and review the final documents.

pocketed national or global corporations) can densify Manchester with more market rate housing. There is no affordable requirement in the law.

Manchester does not need more market rate housing such as Elm Street. Those pushing Manchester’s proposed MBTA Zoning say it includes affordable housing for 20% of units, but just look at the MBTA Task Force’s plan. Small lots were chosen to discourage large development by using modeling software from the state.

The model Manchester pursued is based on a 6,000-s.f. lot (a single family can be razed or converted to a three family.) The problem is, under this scenario, no affordable units are required. This type of development will in fact put us further behind on the SHI. Another fact: different housing does not mean affordable housing.

The original law is three paragraphs. Our elected officials voted on three paragraphs. They did not vote on the guidelines. Everyone should understand how our elected officials stand on the guidelines and hold them accountable to their position. Additionally, the guidelines did not follow the proper statutory notice and hearing requirements.

This was a point that the Massachusetts State Judicial Court (SJC) made during oral arguments in its lawsuit against the Town of Milton after Milton voted to opt out of participating in the MBTA Zoning requirement.

Why would we not wait and hear the decision before voting at Town Meeting? Once we accept the forced zoning, we will not be able to reverse it. Once zoning changes are made at the town level, they need to be approved by the State. Assuming that we get

that far and vote on a reversal; the State would never approve the reversal. The district is now under state control and any change must be approved by the ELHOC and the Attorney General, the same woman who is suing Milton. Remember we are being asked to vote, if we vote yes, we are doing so at our own risk, and accept what is written now and what could be written in the future. Because of the lack of clarity and detail in the original law, there have already been several changes to the guidelines. I want to know the decision of the SJC before I vote on constantly changing guidelines that is ultimately Manchester zoning

One hundred seventy-seven communities should not be required to build housing for all. The communities on the MBTA are already some of the densest in the country. Why not share the burden with the entire State? We also need to acknowledge that no family can live in Manchester without multiple automobiles. Each Manchester residence averages two cars. Automobiles are not going away. The MBTA is a red herring for economic development.

Many of us moved from denser areas. If I wanted to live in a denser area I would have stayed there. Two ques-

tions that continually arose for me as a previous member of the Planning Board for nine years. One, what is the capacity of Manchester? And, two, what types and what percentages of housing types make a healthy community? How many single-family homes, townhouses, condos, or apartments? Manchester already has a significant percentage of rentals. Nothing in this law promotes homeownership. It is about creating apartments and income streams for developers.

Perhaps instead of urbanizing communities, the State should address short term rentals, which have repeatedly been cited to adding fuel to the “housing crisis.” A brief review of available units on Cape Ann will indicate that there are units available today. The Halyard at Gloucester Crossing has 12 units available as I write this. Therefore, in my opinion Cape Ann does not have a housing crisis. If you increase density to reduce cost, you are also reducing the value of my home. I cannot support this and is another reason I will be voting NO.

I moved to Manchester after falling in love with the small town after visiting many 4th of July parades. Children riding bicycles in packs and no traffic lights are contribut-

ing factors to my love of our small town. That is already changing with the probability that Cell Signaling Technologies (CST) will secure approval of a large corporate campus in the Limited Commercial District (LCD), and the prospect of the 137-unit 40B residential development by Strategic Land Ventures, also in the LCD. Manchester and Cape Ann can only take so much development until the quality of life as we know it changes forever.

We have already seen significant changes that have impacted our well-being including the toxic levels of PFAS in our drinking water, parking shortages and significant traffic increases. What is the capacity of Manchester? At a minimum, the residents of Manchester should take pause and wait until the SJC rules and the Planning Board has the proper time and resources it needs to complete an independent Financial Impact Analysis and the residents have adequate time to digest and review the final documents.

I urge a pause until the SJC rules or vote NO to the government overreach of power.

Christina Deliseo is a former member of the Manchester Planning Board and an administrator of a Facebook community group opposing the 3A MBTA Zoning mandate.

To Comply or Not to Comply. That Is the Question.

By Rob Beatty

“Just say no!” has become the rallying cry of speakers at Town Meeting and letter writers to *The Cricket* as they voice opposition to the proposed changes to the Town’s Zoning Bylaws required in order to comply with General Law Chapter 40A, the MBTA Communities Act.

A recent writer asks: “Where are all those MBTS folks who put up pink ‘Stop SLV!’ signs?” I’ll tell you where we have been, where we are, and where we will be. We have been, are, and will continue to be working very hard to win the ongoing legal battle against Strategic Land Ventures (“SLV”), rather than trying to fight a legally unwinnable battle against the State of Massachusetts.

“Towns can’t vote not to comply with state laws.”

And we know something that the letter writer doesn’t know - that the case recently argued before the Massachusetts Supreme Judicial Court (“SJC”), Attorney General vs. the Town of Milton, SJC-13580, does not concern the validity of the MBTA Communities Act. None of the parties to that case is arguing that the MBTA Communities Act is unconstitutional or otherwise invalid.

The case involves a somewhat arcane issue: whether

the “loss of grant eligibility” penalty included in the MBTA Communities Act is the only remedy the State may impose on non-compliant towns, or whether the State, acting through the Attorney General (“AG”), may sue non-compliant towns to obtain judicial enforcement of the town’s obligation to comply. The Town of Milton argues that “loss of grant eligibility” is the only penalty the State can impose and that the AG lacks authority to sue Milton for enforcement. The State disagrees.

During oral argument, Justice Scott Kafker asked the lawyers: “Towns can’t vote not to comply with state laws, right? So, if you have the authority in the AG’s office ... then the question is, are the remedies exclusive? That’s really the only issue we have.”

The SJC might not uphold the AG’s authority to sue for compliance, but it seems highly unlikely the SCJ would rule that the AG lacks the authority to take other enforcement actions against non-compliant towns. Either way, there is no doubt that the MBTA Communities Act is valid and that, “Towns can’t vote not to comply with state laws.”

This means there is no “upside” in delaying the vote on the Town’s plan for complying with the MBTA Com-

Towns can’t vote not to comply with state laws ... This means there is no “upside” in delaying the vote on the Town’s plan for complying with the MBTA Communities Act. There are only downsides, like lost grant money, higher property taxes, and expensive attorney’s fees to fight an unwinnable battle.

munities Act. There are only downsides, like lost grant money, higher property taxes, and expensive attorney’s fees to fight an unwinnable battle. But the biggest downside is that a failure to comply with the MBTA Communities Act would provide further aid and support to SLV. It would allow SLV to argue, as it has already, that Manchester is a town full of NIMBYS who are opposed to any new construction of multi-family dwellings. Such an argument has found a receptive audience at the Housing Appeals Committee (“HAC”). The appellate process will go forward as Manchester seeks to reverse the HAC’s adverse ruling in favor of SLV. It would help immensely if the opponents to the Town’s proposed zoning amendments would stop providing unwitting aid and support to SLV.

There’s no such thing as “municipal sovereignty.”

Recent writers complain

that the MBTA Communities Act is a “blow to municipal sovereignty,” “the Commonwealth’s usurp[ation] of local rule of our town’s zoning,” and “a ground-shifting move- ment by the state to dictate how our town should be highly densified.” The common theme seems to be that the residents of Manchester have some “sovereignty” or inalienable right to reject the public policy dictates of the Commonwealth as promulgated in the MBTA Communities Act.

Nothing could be further from the truth. There is no such thing as “municipal sovereignty.” Under the Massachusetts Constitution and General Laws, each Massachusetts town is a creation of and, therefore, is subject to the Massachusetts General Court. The Commonwealth is the source of the rights and powers a local government may exercise. Therefore, the State cannot “usurp” town powers. The State giveth; the State taketh away.

This is no recent “power grab.” In 1868, state supreme courts began adopting the “Dillon Rule” to describe and govern the relationship between a state and its various towns. That rule states that a town “possesses and can exercise the following powers and no others: First, those

granted in the express words [by the state]; second, those necessarily implied or necessarily incident to the powers expressly granted; third, those absolutely essential to the declared objects and purposes of the corporation - not simply convenient, but indispensable; and fourth, any fair doubt, as to the existence of a power, resolved by the courts against the corporation.”

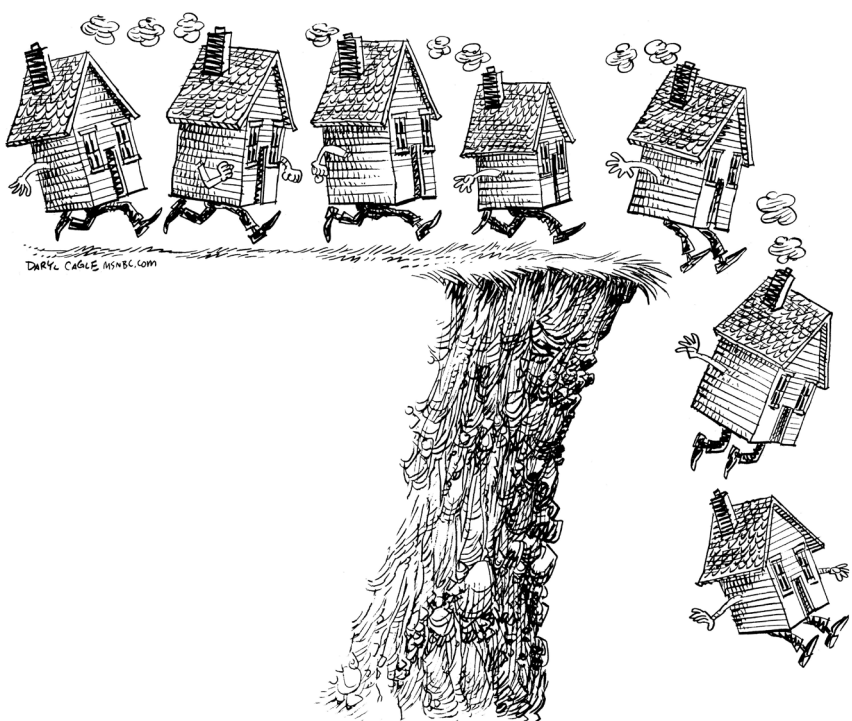
In 1907, the United States Supreme Court adopted the Dillon Rule stating that “Municipal corporations are political subdivisions of the state, created as convenient agencies for exercising such of the governmental powers of the State as may be entrusted to them. ... The state, therefore, at its pleasure, may modify or withdraw all such powers, may take without compensation such [public] property, hold it itself, or vest it in other agencies, expand or contract the territorial area, unite the whole or a part of it with another municipality, repeal the charter and destroy the corporation. ... In all these respects the state is supreme.” This is sometimes called a “preemption doctrine.”

Finally, the Massachusetts legislature has the exclusive constitutional right and authority to legislate for towns on specific matters, including zoning. Thus, the preemption doctrine restricts local self-rule and perpetuates the involvement of the state in municipal affairs.

So those who think that trying to fight the State over the MBTA Communities Act is a winnable proposition (when it isn’t), please consider the message that your years of strident opposition sent to the HAC.

Manchester will appeal the HAC’s decision to the Superior Court, where Manchester will have a real opportunity to defeat SLV’s 40B proposal at Shingle Hill. Think carefully. Choose your battles strategically. Act wisely. Don’t try to win the unwinnable battle with the State and thereby jeopardize Manchester’s chances of defeating SLV in court.

Rob Beatty is a retired attorney and resident of Manchester. He has written several OpEd pieces for The Cricket in the areas of municipal finance.



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Henry Stevens was the Hornets' top runner at the CA League Cross Country Championships. (Courtesy Photo)

Top-Five Finish for ME Boys XC in CAL

Jason Brisbois

In October, coach Steve Whittey used the term "underrated" to describe the Manchester Essex boys' cross country during the 2024 regular season. Although the Hornets finished with a 1-4 record, two of those losses were by just one point, a razor-thin margin separating victory and defeat. When given a second chance during the Cape Ann League Cross Country Championships at Wrentham Developmental Center on Oct. 26, the Hornets proved that their coach was telling the truth with that comment.

"The boys' team placed fifth with 134 points," says Whittey. "They finished ahead of Amesbury, Ipswich and Lynnfield which all beat us in the regular season."

Henry Stevens was the Hornets' top runner, finishing 12th overall with a per-

sonal record (PR) of 17:07, a fitting performance for the senior, who also earned All-League recognition. Freshman Gus Hall finished 21st, junior Lyall Cunningham was 22nd, freshman Isaiah Nicastro finished 32nd and sophomore Matt Ala finished 47th.

"Every boy except one ran a PR," says Whittey. The girls' team, unfortunately, couldn't repeat the success they found during a 3-2 regular season in 2024, finishing in eighth place. However, there were a number of individual performances that were worthy of recognition.

Senior Whitney Turner led the Hornet girls with a season-best time of 22:03 during the CAL Championships, finishing 21st overall. Junior River Silva earned a PR and finished 22nd, Senior Sabine Cooper finished 28th, freshman Kalin Bennett finished 47th and earned PR and se-

nior Hayden Remington finished in 54th with a season-best performance.

Up next for the Hornet cross country teams is the MIAA State Divisional Meet in Fort Devens on Nov. 9. If successful there, then the next step will be the State Championship at Fort Devens on Nov. 16.

"With most runners peaking, we hope to continue to improve as we head to the Div. 2 meet at Devens on Nov. 9," explains Whittey. "The divisional meet has three waves with each team able to run up to seven runners. We are running in wave C. From there, the top seven teams from each wave move on to the Meet of Champions on November 16. Also, the next two fastest teams from all three waves earn wildcard spots to move on. The top 10 runners not on a qualifying team get to run as individuals."

ME Football Looks to Bounce Back Against Amesbury

Jason Brisbois

The effort was there, even if the results didn't show up on the scoreboard.

The Manchester Essex football team did everything they could to keep themselves in this game but ended up losing to Lynnfield by a 28-6 score on Oct. 25.

"I thought we played pretty well in this one despite the final touchdown tally not going our way," explains Manchester Essex football coach Joe Grimes. "All the credit goes to Lynnfield for having a great game plan and executing their plays. They were able to get their passing game going in key downs and we had a hard time getting off the field."

He adds: "That being said, we played them very tough and I didn't see anyone throwing in the towel which is always a good thing for our football culture - whether or not the wind is at our backs we're going to give it everything we've got on every play and I'm happy with how our guys approached this game even in a losing effort."

The Hornets scored one touchdown in each quarter, while a Zach Hurd touchdown run in the fourth quarter counted as the Hornets' only points in the contest.

The Hornet defense, however, did everything it could to keep Manchester Essex competitive in this one.

"Carson Croft had arguably his best game on defense on Friday night," says Grimes of the wide receiver/defensive back. "He's one of only three seniors on the team and his whole defensive unit was challenged this week against a formidable passing attack. Lynnfield was able to extract some success in the passing game, but the defensive backs did a great job keeping the lid on for most of the night."

Also of note were the contributions of linemen Walker Valeo, Caiden Brennock and Cian Brennock.

"Walker Valeo and Caiden Brennock also did a great job in the pass rush and in the run game," explains Grimes. "Senior Captain Cian Brennock made his return to the playing field after missing a couple games from injury and he immediately jumped back into being a menace on the O- and D-lines."

The final regular season game - with the exception of the traditional Thanksgiving Day game, which occurs after the conclusion of the playoffs - is a road contest against Amesbury on Nov. 1 (6:30 p.m.).

"Amesbury is a really



Hornet football seniors pictured from left to right: Jarrett Croft, Cian Brennock, Gabe Magee, Satchel Rubin and Carson Croft. (Photo Paul Clark)

strong football team and we're going to need to bring our A-game if we expect to slow them down or move them around on offense," says Grimes. "Amesbury is kind of an outlier in the CAL

with the offense that they run. They've been leaning into their power run attack since I was in high school, which is to say a very long time.

He adds: "So it'll be very

different to go from high-flying Lynnfield to ground-and-pound Amesbury in one week, but it'll still come down to a couple simple things on Friday - blocking well, tackling well, covering well and

taking care of the football. If we can be successful in those four specific areas, we'll have a chance to win the game and build some momentum going into the playoffs."



Field hockey seniors pose with their families at Hyland Field. Left to right in the center of the picture: Isabelle Donnellan, Fiona Flynn, Brigid Carovillano, Aisling Twombly, Summer Demeo and Hanna Davis.

(Photo Paul Clark)



On Senior Night these Hornet seniors honored their parents for their athletic and scholarly support over the years. Standing left to right are: Megan Hurd, Liv Kent, Libby Lawler, Coach Grifoni, Charlotte Crocker, Ella Arntsen, Caroline Willwerth, Tori Moulton, and guarding the goal, Madi Cook. (Photo Paul Clark)

Cheerleading

On Sunday, October 27, the Hornets Cheer team traveled to Shepherd Hill Reg. High School to compete in the HILLoween Cheer Invitational. We are proud to report the team finished in second place! Next up, the Cheer team will compete at the Austin Prep Invitational on Sunday, November 3.



Cheer Squad seniors left to right: Alexis Garfield, Elena Gangemi, Audrey Smith, Maria Rising and Avery Dott. Photo Paul Clark

(Photo Paul Clark)



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Pictured left to right Addie, Molly, Aria, Bridget and Lilly.

Courtesy Photo

Essex Elementary Coin Challenge

Essex Elementary School students recently participated in a heartwarming coin challenge to raise funds for hurricane relief and recovery efforts. Through their generosity and determination, they collected an impressive

\$1,957.60. The overall class winner for the Coin Challenge was Mrs. Demetri's 5th grade class, raising a total of \$516.61! They earned a well-deserved extra recess this past Thursday. Every coin brought in by the students will make a mean-

ingful difference, helping communities impacted by the hurricane build and recover. This effort showcases the power of compassion and teamwork, even at a young age! All donations will be made to Red Cross. The coin challenge idea

was presented by a very enthusiastic group of 5th grade students from the EES Student Leadership Council. Several of these girls have family or know someone who was affected by the hurricanes.

ESSEX SENIOR LIVING | Nov 1

The Essex Council on Aging (COA) offers a variety of events and trips for seniors. For further information or to sign up for an event, please call the Essex COA Office at 978-768-7932 or visit the Senior Center at 17 Pickering Street.

Recurring Events Groove (Video), Mondays, 9:30 a.m.: Get your dancing shoes on and join this fun, energetic dance class! Video, no instructor. \$5 do-

nation suggested. **Arts & Crafts:** Tuesdays, 1-3 p.m.: Are you artsy? Do you love to paint, knit, crochet, or sew? Do you like creating different projects? Join us with your own project or help with making items for the Friends Boutique.

Balance in Motion, Tuesdays, and Fridays, 10 a.m.: \$5 Donation requested.

Fitness Fun with Gil: Wednesdays, 10 a.m.: Start your day then with Gil and focus on strength, stamina, and stretching... energize yourself and leave feeling good! \$5 Donation suggested.

Technology Assistance, Wednesdays 1-3 p.m.: Do you have questions about your computer, tablet, phone, or other technological challenges? Our Tech genius can help!

Ga.m.es with Gil at the Senior Center: Wednesdays 1-3 p.m.: ALL AGES WELCOME, come play BOARD ga.m.es or Scrabble, Boggle, Cribbage, Backgammon, join us or bring a friend and come play ANYTIME!

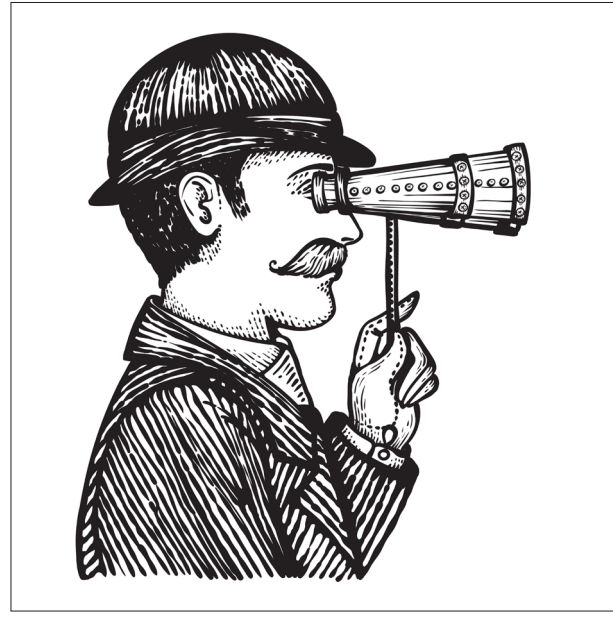
Walking Club: FREE, Pass Required* Mondays, Wednesdays & Fridays, 9:30-11:30 a.m.: Passes available for the Gordon College Bennett Center indoor walking

track! *Contact Hamilton-Wenham Recreation at 978-468-2178 to register. Transportation is available from CATA (978-283-7916).

Grab and Go Meals, Mondays & Thursdays, 12 noon (must be picked up by 12:30 p.m.): Monday meals provided by Open Door, Thursday meals provided by Senior Care. Please register two business days in advance - 978-768-7932.

Monthly Events In addition to our recurring weekly and monthly events, we host numerous exciting events every month, all of which are highlighted in our monthly newsletter and calendar, as well as on the Essex COA Webpage.

ESSEX POLICE NOTES



SUNDAY, OCTOBER 20
10:24 a.m. Eastern Ave., disabled motor vehicle, notification made. 1:26 p.m. Martin St., directed patrol, secured/checked. 5:14 p.m. John Wise Ave., directed patrol, secured/checked. 7:01 p.m. Southern Ave., selective enforcement, other.

MONDAY, OCTOBER 21
6:49 a.m. Centennial Grove Rd., directed patrol, secured/checked. 10:59 a.m. John Wise Ave., fraud/scam, report to follow. 5:57 p.m. Main St., welfare check, spoken to. 8:13 p.m. Spring St., directed patrol, no action taken.

TUESDAY, OCTOBER 22
6:05 a.m. Conomo Point Rd., directed patrol, secured/checked. 10:28 a.m. Centennial Grove Rd., directed patrol, secured/checked. 1:33 p.m. John Wise Ave., citizen assist, spoken to. 11:11 p.m. Main St., directed patrol, secured/checked.

WEDNESDAY, OCTOBER 23
7:01 a.m. Centennial Grove Rd., directed patrol, secured/checked. 11:08 a.m. Apple St., theft, spoken to. 2:32 p.m. Western Ave., erratic operator, report to follow. 6:27 p.m. Centennial Grove Rd., welfare check, arrest.

THURSDAY, OCTOBER 24
7:29 a.m. Martin St., directed patrol, secured/checked. 10:58 a.m. Story St., community policing, assisted as needed. 1:29 p.m. Western Ave., selective enforcement, no action taken. 4:59 p.m. Harry Homans Drive, animal complaint, other.

FRIDAY, OCTOBER 25
8:55 a.m. Choate St., male with chest pain/cardiac problem, transported to hospital. 12:27 p.m. Story St., directed patrol, secured/checked. 6:16 p.m. Martin St., directed patrol, secured/checked. 9:30 p.m. School St., motor vehicle crash, arrest.

SATURDAY, OCTOBER 26
9:16 a.m. Story St., directed patrol, secured/checked. 11:34 a.m. Main St., directed patrol, secured/checked. 2:22 p.m. Centennial Grove Rd., directed patrol, secured/checked. 3:17 p.m. Chebacco Terrace, directed patrol, secured/checked.

Essex Locals | November 1

115 Years Ago - 1909
Willard A. Burnham a short time ago attended a visitation of grand officers at the Masonic lodge of Braintree of which his cousin George Burnham is Master.

90 Years Ago - 1934
Thomas Ramsdell was tendered a surprise party Thursday evening of last week by a group of his friends on the eve of his departure for Norfolk, VA, having enlisted in the United States Navy.



Teens had a spooktacular time making Messy Glue Ghosts at the library.

(Courtesy Photo)

LIBRARY NEWS



Library Closed
Monday, November 11 the Library will be closed for Veteran's Day.

Birds of Prey & Native American Artifacts
Saturday, November 2 at 10 a.m. Join Wingmasters in the third floor auditorium for live birds. No registration necessary.

New Museum Pass
Check out a pass for access to Historic New England properties. You and a guest can

choose from 38 exceptional museums and landscapes to visit at no cost.

Community Book Group
Monday, November 18 at 10 a.m. Come by for a discussion of "The Heiress" by Rachel Hawkins.

Regional Social Worker
Wednesdays, 9 a.m. -12 noon in the first-floor meeting room. Free, private, and confidential, learn about resources, gain strategies and skill to assist in stress reduction and

management. No appointment necessary.

STEAM & Stories
Mondays at 9 a.m. for ages 2-6 yrs with their adult, join Ms. Christine to listen to stories, then explore science, technology, engineering, art and math.

Leaf Zetangle Mosaics for Teens
Friday, November 22 at 3:30 p.m. for Grades 6-12. Enjoy an afternoon of art, cider and muffins.

LEGAL



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Office of the
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The Zoning Board of Appeals of the Town of Manchester-by-the-Sea will hold a Public Hearing on Wednesday, November 20, 2024, at 7:00 p.m. Location:

This is a Hybrid meeting. ZBA Board will meet in Town Hall. Applicants, Presenters, and Public are welcome to join the Board in Room 5 or on Zoom.

New Applications
Application of 329 Summer Street, LLC (Edward P. Scott), for a Special Permit under Sections 7.2, 5.3, and 12.5 of the Zoning By-Law for the conveyance of a portion of lot 1 to Applicant's parcel at 329 Summer Street. The Application is a request for a Special Permit to expand or extend an existing non-conforming side setback to allow for the conveyance of land at 329 Summer Street, Assessor's Map 6, Lot No.

8 in District D filed with the Town Clerk on October 15, 2024.

Application of John and Leslie Gurley, 12 Boardman Avenue, for a Variance under Sections 5.3 and 12.3.3 of the Zoning By-Law to construct additions to enlarge the main suite and kitchen spaces due to the shape of the lot. The proposed addition will cross into the required setback by 1.6' at 12 Boardman Avenue, Assessor's Map 24, Lot No. 23 at 12 Boardman Avenue in District E filed with the Town Clerk on October 15, 2024.

Application of 19 SPR Nominee Trust (Meridith Pasquesi), 19 Smith's Point Road, for a Special Permit under Sections 2.0, 4.2, and 12.5 of the Zoning By-Law to build a swimming pool on the existing residential lot. Prior to demolition, a swimming pool was on the property, the swimming pool will be situated at the rear of the house at 19 Smith's Point Road, Assessor's Map 20, Lot No. 16 filed with the Town Clerk on October 15, 2024.

Application of Lynn Marshall, 7 Highwood Road, for a Variance under Sections 5.3 and 12.3.3 of

the Zoning By-Law to connect the existing garage and existing house by a covered walkway that would make them a single structure to the main structure setbacks; request relief from the side setback requirement of 20" at 7 Highwood Road, Assessor's Map 29, Lot No. 32 filed with the Town Clerk on October 15, 2024.

Application of Christopher and Christine Comparato, Trustees, 9 Proctor Street, for a Special Permit under Sections 2.0, 7.2, 4.2 and 12.5 to allow razing and reconstruction of a non-conforming single-family dwelling on a nonconforming lot and to allow for construction of a permanent in-ground swimming pool at 9 Proctor Street, Assessor's Map 16, Lot No. 42 filed with the Town Clerk on October 15, 2024.

Sarah Mellish, Chair, Zoning Board of Appeals

Posted to MNPA website: <http://masspublicnotices.org>

November 1, 2024 MC
November 8, 2024 MC

Share This.

The Cricket publishes every letter it receives. Why? Because real letters — letters that express considered thought and insights that contribute to our community's discourse — are a gift to everyone. Not a post on social media. Not a press release blasted out in some campaign. But a letter, your letter, about an issue or an experience that you think others here might be interested in reading. Have one of those? Send it to letters@cricketpress.com.

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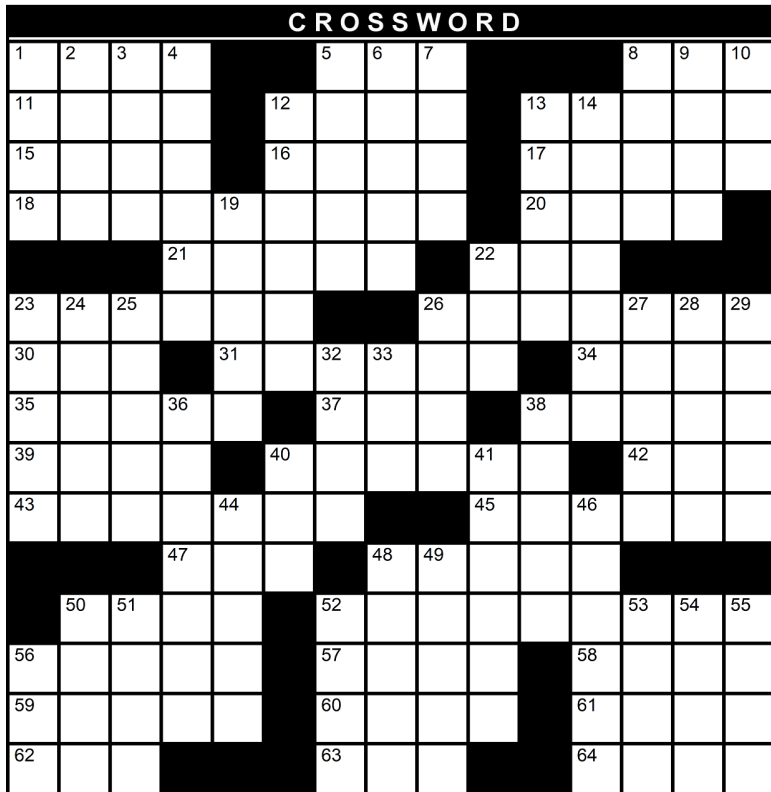
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Puzzle

THEME: FAMOUS BUILDINGS

ACROSS

1. Performer's time to shine
5. Selfie, e.g.
8. One of five Ws
11. Très __, or very stylish
12. Mandolin's cousin
13. Knitter's unit
15. Aren't, colloquially
16. Mimicked
17. *Like House with Oval Office
18. *The Hunchback's home (2 words)
20. Listening devices
21. Flirtatious stares
22. Salt, in Spanish
23. * __ State Building
26. TV shows, e.g.
30. Will Ferrell's "Funny or __"
31. Steve McQueen's "The Great __" (1963)
34. Toss a coin
35. __ & Young financial services company
37. Kimono tie
38. Sweating room
39. Short skirt
40. Batter (2 words)
42. Lake, in French
43. Anise seed (1 word)
45. * __ of Versailles or Buckingham
47. __ of war
48. Sinbad the Sailor's home
50. Not good
52. *St. Basil's in Moscow or St. Paul's in London
56. *The Parthenon in Athens is made of this
57. Capital of Norway
58. Aeneas' lover
59. More slippery
60. Animal protein
61. Independent chieftain
62. High degree
63. TV program interruptions
64. Retired, abbr.



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DOWN

1. CAT or PET, e.g.
2. *Key Tower, tallest building in this Buckeye state
3. Laundry room fire hazard
4. Type of local tax
5. Pupa, pl.
6. Things
7. Give up a state
8. Dam-like structure
9. Not misses
10. Football's extra point

12. Soup scoopers
13. Make a solemn promise
14. *Burj __, tallest building in the world
19. Wading bird
22. "Monkey __, monkey do"
23. Bodily swelling
24. Rice wine
25. 1/100th of Finnish markka
26. Rotisserie skewer
27. Spurious wing

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SAFE STEP WALK-IN TUB **1-855-576-5653**

With purchase of a new Safe Step Walk-In Tub. Not applicable with any previous walk-in tub purchase. Offer available while supplies last. No cash value. Must present offer at time of purchase. CSLB 1082165 NSCB 0082999 0083445

9	8					3		
	6	2		7	3	9		
				4				
	5					4		9
3			6		1			5
1		9						6
				2				
			4	7	1		2	3
		8						9

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Fill in the blank squares in the grid, making sure that every row, column and 3-by-3 box includes all digits 1 through 9.

Solutions on Page 11

28. Cancer-treating machine, acr.
29. * __ Needle, Seattle
32. For boys and girls
33. Lawyers' org.
36. * __ Chapel, Vatican City
38. Flat replacement
40. " __, borrow or steal"
41. Eventual outcome
44. Leonhard __, Swiss mathematician (1707-1783)
46. Portable stairs
48. Headquartered
49. Road-tripping guide
50. Carve in stone
51. Emptiness
52. Vegetative state
53. Ice crystals
54. Passage in a coal mine
55. Voldemort's title
56. Small amount of drink

Religious Notes

First Universalist Church of Essex
59 Main St, Essex, MA
Sunday services 10 a.m. & Coffee hour after service
Visit our website for more events & info: <https://www.uuessex.org/>
Cornerstone Church
We gather for worship each Sunday

at 10 a.m. and welcome you to join us for a time of studying the scriptures and praising the Lord. Other ministry updates and details can be found on our website, [www. CornerstoneNorthShore.org](http://www.CornerstoneNorthShore.org). If you have any special needs or concerns, please let us know! We're here to serve!
Visitation Parish - Mass Sched-

ule
The Visitation Parish Mass Schedule:
Sacred Heart Church - Saturday Vigil Mass - Virtual Mass - on our YouTube as well as www.mecatholic.org
Sunday Mass-8:30 a.m.
St. John the Baptist Church - Saturday Vigil Mass-5 p.m.
Sunday Mass-10 a.m.
Please go to our website: www.mecatholic.org for Sacramental In-

formation as well as Parish Registration if you are new to town or looking to join a Catholic Church.
The Assumption of the Virgin Mary Greek Orthodox Church
8 Lafayette Road, Ipswich Mass.
Church services, with Father Christopher Kolentsas, are held each Sunday.
Sunday's Divine Liturgy, with Father Christopher, starts at 9:30 a.m. followed by a weekly sermon. All

are welcome to attend.
First Parish Church
First Parish Church Manchester-by-the-Sea - a lovely place to start your week, join us for a moving message, beautiful music and community in the center of town -
Nov. 3 Daylight Savings Time ends! All Saints, Communion and Family Worship, 10 a.m. led by Rev. Katherine Schofield and Dr. Herman Weiss with the First Parish Choir
...(Continued on page 11)

Churchill PROPERTIES

CHURCHILL PROPERTIES

266 Cabot St, Unit 7, Beverly | 169 Bay Rd, Hamilton | 49 Union St, Manchester
230 North St, Unit 2, Danvers | 127 Eastern Ave, Gloucester | 1 Merrimac St, Suite 6, Newburyport



ROCKPORT
Nestled along the picturesque coast, this seaside Queen Ann victorian antique offers a rare opportunity to restore a piece of history.
\$3,300,000 | Jane Meterparel | 781-237-3341



WEST NEWBURY
Wind up the private drive to a handsome Colonial, set on a knoll, surrounded by 1.5 acres of wooded privacy.
\$1,075,000 | Karen Bernier | 978-807-5580



ROCKPORT
Oceanfront! Overlooking Twin Lights, this 9 bedroom, 9 bath property offers all the room you will need for extended family, friends or guests.
\$3,950,000 | Michael Beaton | 978-884-9910



MANCHESTER
Discover timeless elegance in this stunning Colonial home. The separate guest house is ideal for extended family or rental income.
\$2,350,000 | Philio Cushing | 978-884-9904



DANVERS
Waterfront- New Construction- 4 bedroom 3.5 bath luxury home. Designed with the captivating views and entertaining in mind.
\$1,990,000 | Robin Martyn | 978-815-4497



GLOUCESTER
Located only 5 minutes from 128. Ocean views of rocky coastline. Close to Bass Rocks Golf/ Tennis, Good Harbor Beach & Eastern Point YC.
\$2,300,000 | Karen Bernier | 978-807-5580



BYFIELD
Beautiful 3 bed Cape featuring an open floor plan, attractive architectural features, hardwood floors and a cozy fireplaced living room.
\$920,000 | Robin Moore | 508-954-8689



GEORGETOWN
Discover this delightful four-bedroom Colonial nestled in a highly desirable Georgetown neighborhood, where homes are rarely available.
\$925,000 | Tara Farley | 603-247-7800



GLOUCESTER
Enjoy the abundance of natural light pouring in from all around in this open concept Colonial near Gloucester's back shore.
\$1,890,000 | Bruce Figurido | 978-869-3151



ROCKPORT
This unique residential/commercial property, located in vibrant Bearskin Neck, offers the fortunate buyer an incredible opportunity!
\$1,349,000 | John Kotch | 978-500-4271



BEVERLY
Beverly Cove- Antique charm meets modern convenience in this adorable Beverly Cove colonial home. Walking distance to downtown.
\$790,000 | Robin Martyn | 978-815-4497



BEVERLY
Rarely available pristine, second floor condo at Harborwatch Condominiums. Saltwater breezes while sitting on your private balcony.
\$474,900 | Tracey Hutchinson | 978-473-9720

Want to Know the Value of YOUR Home?
Finding out has never been easier!
Go to ChurchillProp.com and use the **Churchill Instant Price Valuation Tool**.
This tool will instantly give you the value range and estimated value of your home. Try it today!

Churchill Properties is pleased to welcome
Nazlie Luzha
to our Beverly office. If you are considering renting, buying or selling a home, **contact Nazlie today at 978-871-8640 or Nazlie@ChurchillProp.com**



The North Shore's Premier Real Estate Agency



MANCHESTER

\$7,500,000 | Gretchen Berg
Amazing ocean and marsh views from stunning 3-bedroom contemporary. Updated kitchen, vaulted ceilings in living-dining room, 4th floor office with private deck. 2-car garage. Moments to beach.



IPSWICH

\$2,150,000 | Alle Cutler & Ed Dick
Develop 17+ acre parcel, zoned limited industrial, with over 975 ft of frontage on Route 1. Previous plans approved by town, land has been cleared and some drainage areas have been excavated.



HAMILTON

\$1,995,000 | Ann Olivo & Rick Marshall
Impressive 4-bedroom, 4.5-bath custom Colonial on 1.9 acres across from Patton Park. Grand fireplaced family room, eat-in chef's kitchen, private stairs to main suite. Central air, 3-car garage.



MANCHESTER

\$1,385,000 | Fabyan & Filias Team
Simplified living at its finest. Captivating 10-room, 5-bedroom, 3.5-bath home with gourmet kitchen, open floor plan, and landscaped outdoor living. Meticulously maintained. Enjoy all MBTS offers.



BEVERLY

\$1,195,000 | Judy Colarusso
Beautiful 3-unit Victorian for rental income/extended family. Separate entrances, decks, heat, electric, hot water lines, updated kitchens, and newer baths. Large unfinished attic. 2 driveways.



MARBLEHEAD

\$1,075,000 | Stephanie Moio
Peeks of Salem Harbor from wonderful 4-5 bedroom Cape in Naugus Head area. Eat-in kitchen, wood stove in living room, hardwood/Brazilian cherry floors, 2 decks, small pond and beach rights.



MANCHESTER

\$1,100,000 | Jo Baker
Fabulous 4-bedroom, 3-full bath Colonial on a cul-de-sac abutting town land. Versatile kitchen, cathedral ceiling family room, sun porch, 2-car garage with attached shed and a private yard.



NEWBURYPORT

\$725,000 | Margo Maloney
Located right downtown, this 19th century property has 2 bedrooms, 1 bath, beautiful yard to enjoy the outdoor space and off-street parking. Make it your own or an income producing rental property.



DANVERS

\$499,000 | Kristina Vamvouklis
Hawthorne Greene. Beautiful move-in ready 3-bedroom. 1.5-bath end unit features 4 floors of living space finished basement, mini splits, private deck, and deeded parking! Near Routes 1 & 95.

1 BEACH STREET • MANCHESTER-BY-THE-SEA, MA 01944 | 978.526.8555 | JBARRETTREALTY.COM



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COLDWELL BANKER MANCHESTER-BY-THE-SEA



NEW

**35 Central St
Manchester | \$1,995,000**
Historic 4 bedroom 2.5 bath home in coveted downtown location with harbor views. Detached studio | beautiful landscaping, outdoor shower & patio
Brian Rothe | Realtor
978-968-6272



NEW

**39 Story St
Essex | \$1,149,000**
Lovely c1780 Colonial on landscaped acre. 4BD/2.5BA, beautifully updated. Great room, eat-in kitchen, in-ground pool.
Scott Smith | Realtor | 617-750-2793



**120 Pine St
Manchester | \$989,000**
This well cared for home offers a beautifully landscaped, level, potential lot in a highly desirable location. Redecorate or renovate!
Betsy Bullock | Realtor | 978-985-6575



**1 & 5 Proctor St
Manchester | \$20,600,000**
Rare opportunity to own over 7 acres of waterfront property in Manchester. Two private residences, two docks and stunning views!
Krista Julian | Realtor | 617-312-5413



**9 Masconomo St
Manchester | \$2,100,000**
Exceptional location between Singing Beach and Downtown Manchester, this unique property boasts soaring ceilings and large windows overlooking the private backyard. Shown by appointment only.
Joan McDonald | Realtor | 978-979-3190

READY FOR CHANGE?



**JOY RODGERS
508-783-4644**
Trust Joy to help make your dreams come true. Experience, knowledge, and dedication matter in the process of marketing a home and purchasing a new one.
"The secret of getting ahead is getting started."
- Mark Twain
Let's get started together!




**55 School St
Manchester | \$582,000**
It's a 2 bed 1 bath condo on the second floor in a very well maintained building. Windover converted this 3 family to condos several years ago. It is a short walk to everything! Pets are allowed with restrictions...
Joan McDonald | Realtor | 978-979-3190