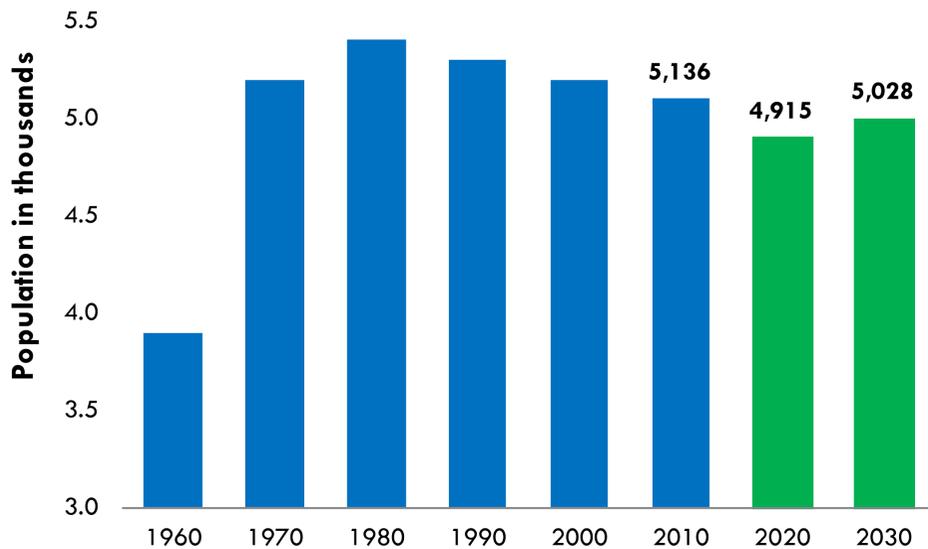


# Manchester-by-the-Sea *at a glance*

## DEMOGRAPHICS

### Population Trends



Manchester-by-the-Sea's population was 5,136 at the time of the 2010 Census.

The population has increased to 5,808 according to a 2014 Town Census, though it is projected to decline.

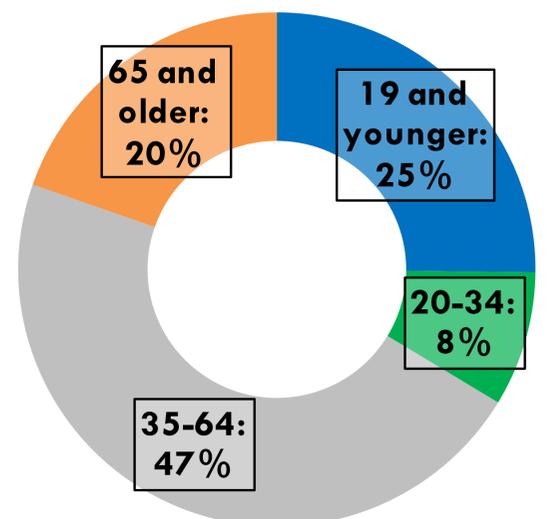
Source: U.S. Census 2010 and MAPC Stronger Region Projections

### Population by Age

Manchester-by-the-Sea's population is older than that of the state and Essex County.

About 20% of residents are 65 and older, compared to 14% of residents in the state and the county.

The town is getting older: the population of residents 65 and above is projected to increase 63% by 2030.



Source: U.S. Census 2010 and MAPC Stronger Region Projections

### Education & Income



60% of Manchester-by-the-Sea residents have completed at least a bachelor's degree, compared to 40% of MA residents and 37% of county residents.

The median household income for Manchester-by-the-Sea is \$89,313, up from \$73,467 in 2000. It is \$67,846 for Massachusetts and \$68,776 for Essex County.



About 3 out of 5 Manchester-by-the-Sea families make over \$100,000 a year.

The town has a very low poverty rate (6.6%) compared to the county (10.7%) and the state (11.6%).

Source: ACS 2014 5-Year Estimates

# Manchester-by-the-Sea

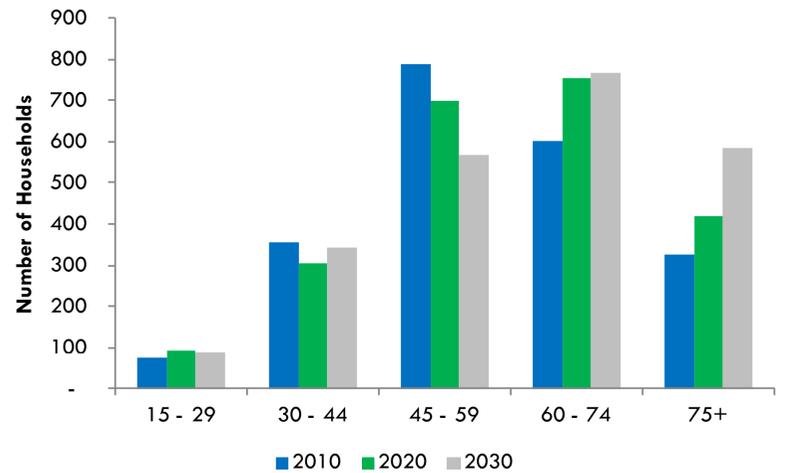
## at a glance

# HOUSING

## Household Trends

The number of households in Manchester-by-the-Sea is expected to increase 9.5% by 2030, with the biggest growth in householders over 60.

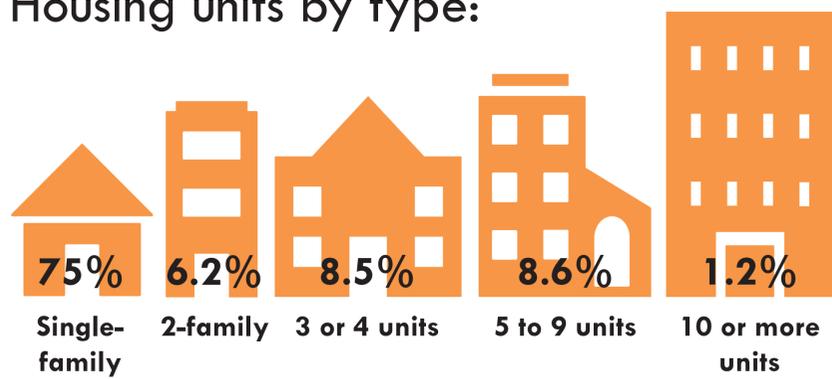
Householders are getting older: the median age of householders increased from 43.7 to 47.6 between 2000 and 2010.



Source: U.S. Census 2010 and MAPC Stronger Region Projections

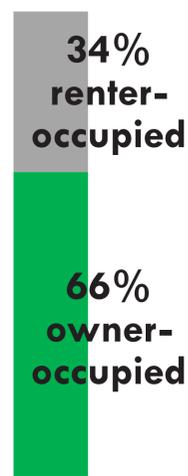
## Housing Types

Housing units by type:



Source: ACS 2014 5-Year Estimates

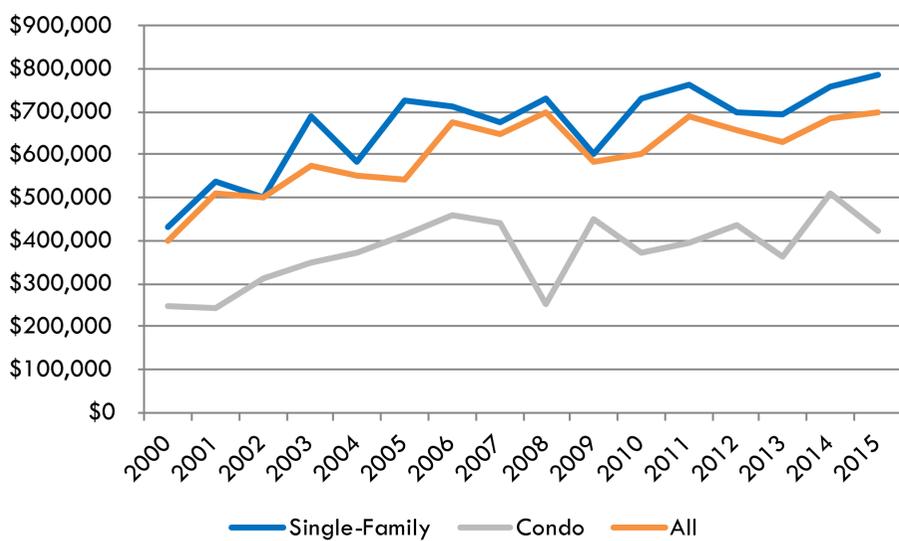
Housing tenure:



Of the 2,308 housing units in Manchester-by-the-Sea, 75% are single-family homes, compared to just 57% of Essex County units.

Two-thirds of these housing units are owner-occupied while the rest are occupied by renters.

## Home Values & Housing Cost



Manchester-by-the-Sea's housing market has recovered since the recession.

Single-family home values are at an all-time median high of \$783,500. The median condo value is \$424,000 and the median for all homes is \$697,000.

Median gross rent is \$1,321 a month, compared to \$1,063 in Essex County and \$1,088 in Massachusetts.

Over a third of Manchester-by-the-Sea's 2,108 households are cost burdened, meaning they spend more than 30% of their income on housing-related expenses.

Of this number, 15% are severely cost burdened and spend over 50% of their income on housing-related expenses.

Source: Banker & Tradesman, ACS 2014 5-Year Estimates, MAPC Analysis

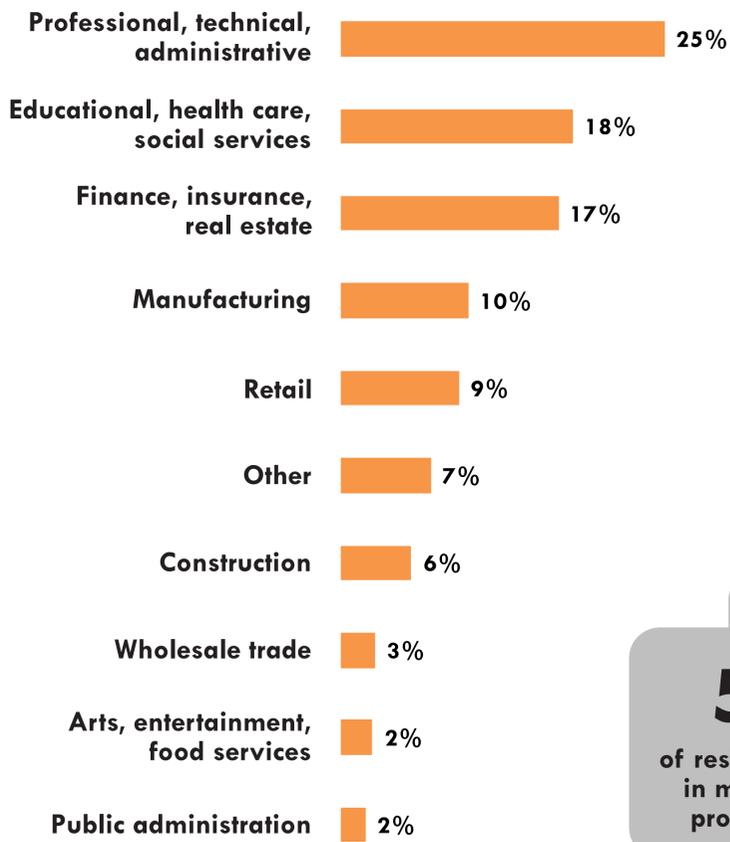
# Manchester-by-the-Sea

## at a glance

# ECONOMIC DEVELOPMENT

## The Labor Force

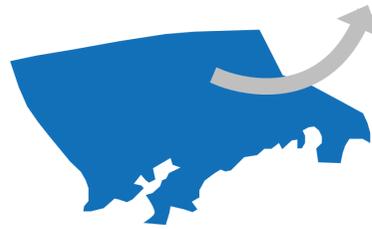
### Resident Occupations



There are 2,604 Manchester-by-the-Sea residents in the labor force, the majority of which are employed in high-skill, high-wage professions.

The per capital yearly income of \$69,180 for the town's residents is almost twice that of the state (\$36,441) and the county (\$36,035).

Only 3.8% of Manchester-by-the-Sea residents are unemployed, compared to 5% of Massachusetts residents.



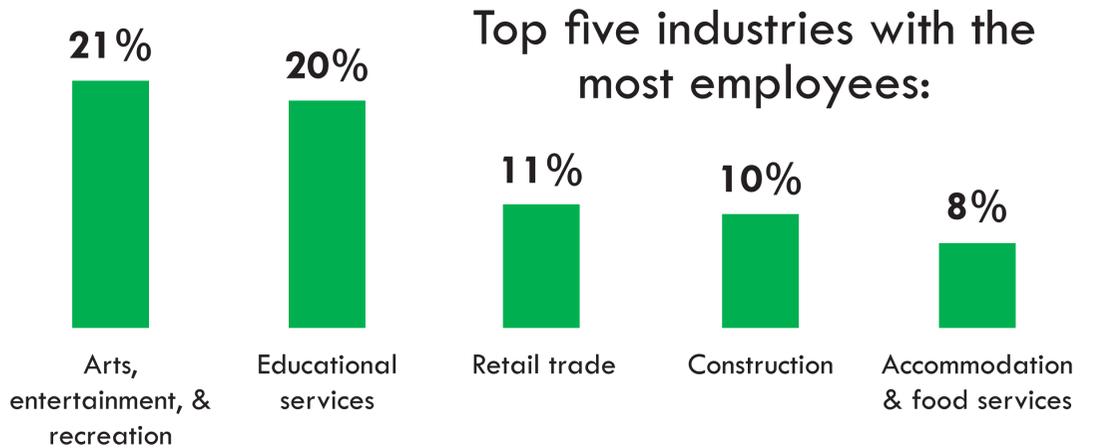
70% of residents work outside of Manchester-by-the-Sea.

Source: ACS 2014 5-Year Estimates, MA EOLWD 2014, ACS 2010 5-Year Estimates MCD Flows

## Business & Industry

There are 219 businesses and 1,689 people who work in Manchester-by-the-Sea.

The largest employer in town is the Manchester Essex Regional School District (300 employees).



Source: MA EOLWD 2014, ESRI BAO

## Revenue & Expenditures

Manchester-by-the-Sea has the lowest tax rates in Essex County after Nahant.

The Town is highly dependent on its property tax levy.

Revenue	
Property tax levy	<b>79%</b>
Residential tax rate per \$1,000 assessed value	<b>\$11.07</b>
Commercial tax rate	<b>\$11.07</b>
Median single-family tax bill	<b>\$7,529</b>

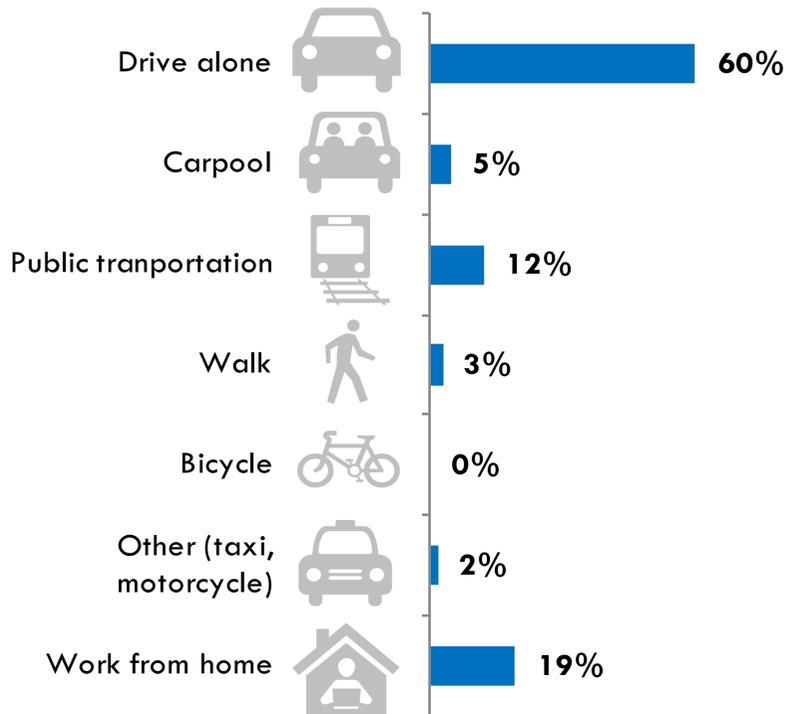
Expenditures*	
Town - operational	<b>35.6%</b>
Town - capital & debt	<b>10.9%</b>
Schools - operational	<b>47.7%</b>
Schools - capital & debt	<b>5.8%</b>

\*Town – includes all departments; Schools – includes North Shore Regional Vocational

Source: MA DOR FY2016, Manchester-by-the-Sea Assessor's Office

## TRANSPORTATION

### Commute to Work



Almost two-thirds of Manchester-by-the-Sea residents drive alone to work. About 19% work from home and 12% take public transportation.

There are, on average, 307 inbound daily riders on the Newburyport/Rockport Commuter Rail Line who get on at the Manchester station.

The mean travel time to work for Manchester-by-the-Sea residents is 35.4 minutes, compared to 28.5 minutes for all Essex County residents.

Manchester-by-the-Sea residents primarily work in town, in Boston, or in neighboring North Shore communities.



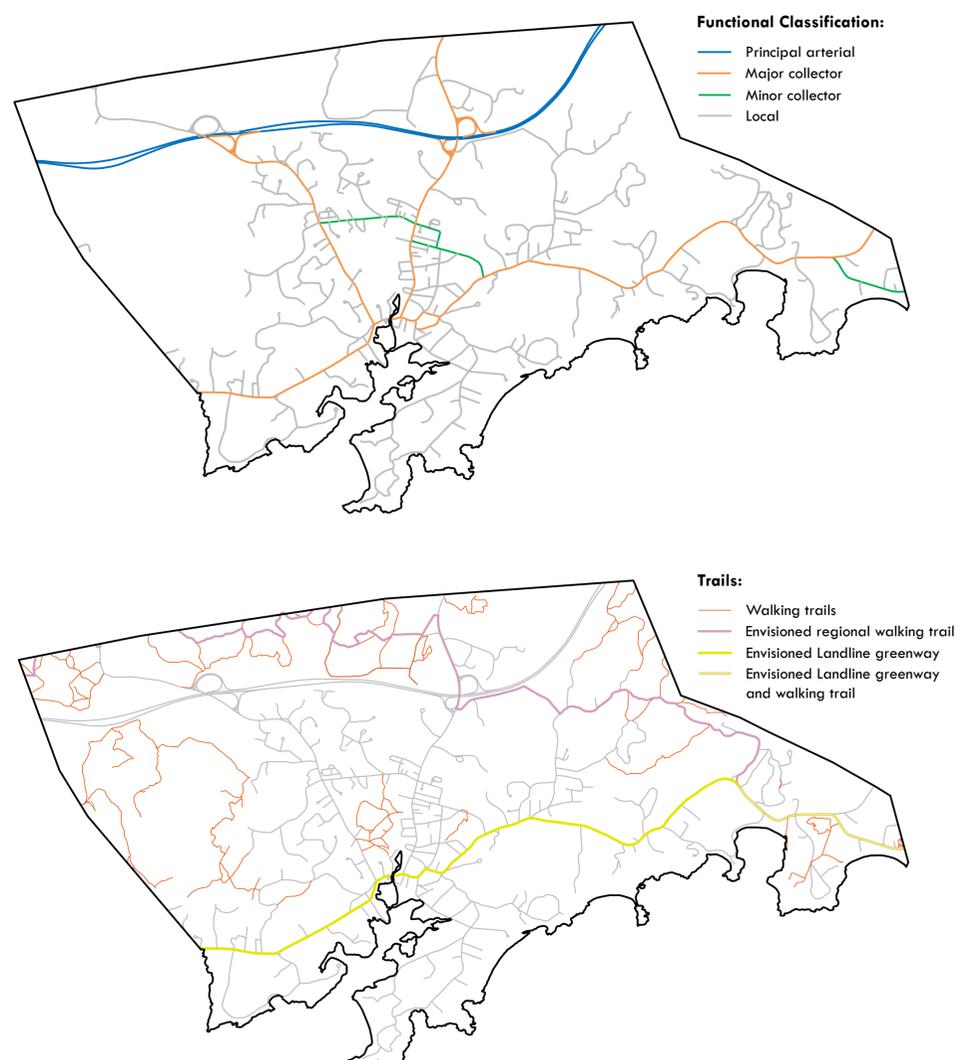
Source: ACS 2014 5-Year Estimates, ACS 2010 5-Year Estimates MCD Flows, MBTA Blue Book 2014

### Getting Around Town

On average, there are 1.84 vehicles per Manchester-by-the-Sea household, compared to 1.53 for all Massachusetts households.

The majority of the town's roads (68%) are local roadways, 20% are minor and major collectors which connect the local roads to the arterial network, and 12% are principal arterials, roadways which generally connect cities and towns and allow for higher speeds.

Manchester-by-the-Sea has a number of local walking trails. A North Shore greenway with bike and pedestrian facilities as well as a Cape Ann regional walking trail are envisioned for the area.



Source: ACS 2014 5-Year Estimates, MAPC, MassDOT 2014

## LAND USE & ZONING

### Land Use

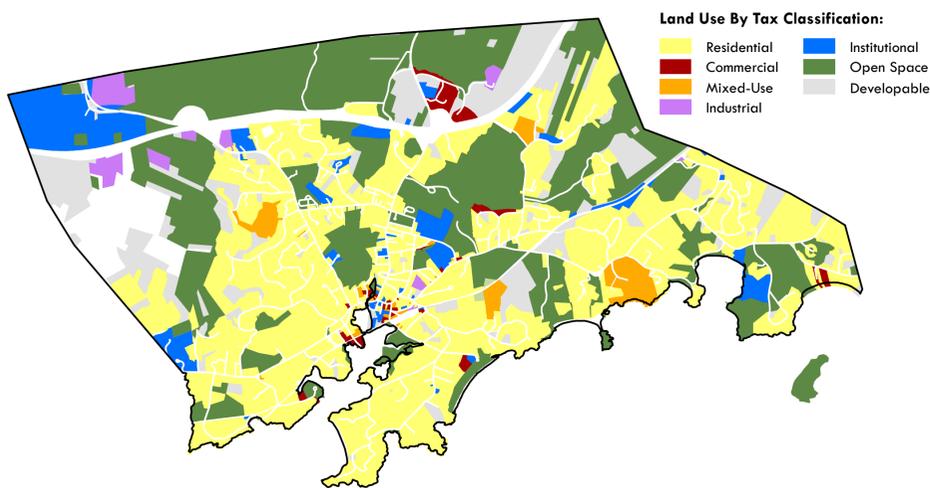
Land use regulations are found in the Zoning By-laws, Subdivision Rules and Regulations, General By-laws and State Wetlands Protection Act and are enforced by the Planning Board, Zoning Board, Building Inspector and Conservation Commission.

There are 2,622 parcels of land in town.

137 lots are listed are considered “buildable,” meaning they have adequate frontage and lot size, though they may have serious environmental constraints.

Of a total of 500 undeveloped lots, 53 are considered potentially developable.

Only 12 lots in town have 4 residential units or more on them.



Source: Manchester-by-the-Sea Master Plan Committee, Massachusetts Land Parcel Database

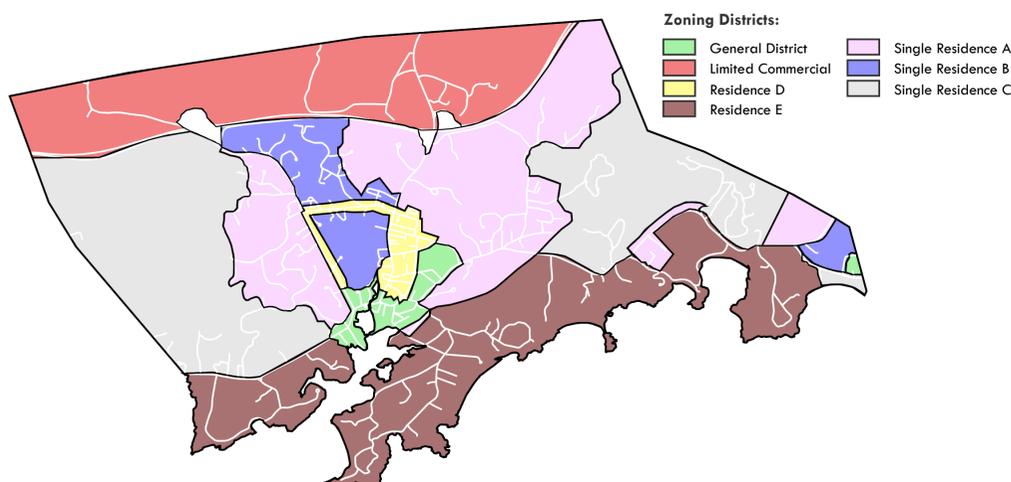
### Zoning

The town has 7 zoning districts, 5 zoned exclusively residential and 2 that allow mixed-uses (“G” downtown and “LCD” north of Rt. 128). Residential District “D” allows 2-unit dwellings in certain areas, the General District “G” allows up to 4-unit dwellings, and all residential districts may allow an accessory dwelling unit with special permission.

Zoning changes require a 2/3 vote of Town Meeting. General By-laws and Subdivision Rules and Regulations require a majority vote of Town Meeting.

The largest number of lots are located in District “A” where the minimum lot size is a half acre. Other minimum lot sizes in town range from 6,000 sf to 2 acres.

Approximately two-thirds of lots in Town are likely to be non-compliant with current zoning regulations, either because they do not meet their zoning district’s minimum lot size or minimum frontage requirements.



Source: Manchester-by-the-Sea Master Plan Committee

# Recent Municipal Planning Documents

## Manchester-by-the-Sea Master Plan

### 2014 Manchester-by-the-Sea Open Space and Recreation Plan (OSRP)

This plan provides an assessment of Manchester's open space and recreational lands and programs and recommends a series of actions for managing and improving existing lands and enhancing and promoting their use. It also identifies additional resource protection opportunities. The OSRP is required to be updated and approved every 7 years for the Town to remain eligible for grant funding from the State of Massachusetts.

### 2014 Downtown Improvement Plan Phase II Concept Designs

This project created a series of concept designs that continue the work of street, sidewalk and other right-of-way improvements in downtown Manchester-by-the-Sea. The options were for Pine Street at Central Street, School Street at Central Street, and Beach Street at Union Street.

### 2015 Town of Manchester Community Preservation Plan

This plan identifies the Community Preservation Committee's (CPC) mission, guiding principles, and target allocation goals. The document sets goals for community housing, historic preservation, open space, and outdoor recreation.

### 2015 Town of Manchester-by-the-Sea Housing Production Plan

The Housing Production Plan identifies demographic, economic and housing characteristics and trends, assesses housing needs, and offers strategies to help meet affordable housing goals.

### 2015 Downtown Low Impact Development (LID) Feasibility Study

This study identifies, defines, and assesses Low Impact Development (LID) Best Management Practice (BMP) solutions that reduce flooding, improve water quality and are feasible in the urbanized downtown defined as along Center Street from Pine Street to Beach Street including the municipal parking area behind Town Hall.

### 2016 Wastewater Management Plan

This plan builds upon the findings of earlier studies that identified and evaluated wastewater needs to identify possible alternatives to accommodate those needs, evaluate the cost effectiveness, feasibility and environmental impact of the alternatives, demonstrate that the final plan is achievable from legal, institutional, financial, and management perspectives, and provide the basis for subsequent design and construction.

### 2016 Sawmill Brook Culvert and Green Infrastructure Analysis

This analysis documents existing conditions within the Sawmill Brook watershed, and identifies opportunities for flood reduction including flood storage, culvert improvements, and green stormwater infrastructure to mitigate current and potential future flooding, while simultaneously providing water quality and habitat benefits. Nine conceptual mitigation designs were prepared and the projects were prioritized considering costs, health and safety, flood mitigation benefit, water quality and habitat improvement, permitting needs, long term maintenance needs and coordination with other town projects.

### 2012 Hazard Mitigation Plan and 2016 Enhancement

The 2012 HMP identifies risks and vulnerabilities in Manchester associated with natural disasters, and offers long-term strategies for protecting people and property from future hazard events. Implementing the recommendations of the HMP is key to breaking the cycle of disaster damage, reconstruction, and repeated damage. The 2016 Hazard Mitigation Plan Enhancement is incorporating new vulnerability and risk assessment content into the current HMP which characterizes flooding impacts resulting from sea level rise, storm surge and extreme precipitation and their potential effects on critical sectors of the Town.

### 2016 Capital Efficiency Plan

This plan identifies those areas of the water system needing rehabilitation, repair, or replacement that make the most efficient use of infrastructure dollars. The Plan provides a database and Geographic Information System (GIS) representation for each pipe segment within the town's underground piping system, prioritizes water distribution system piping improvements and provides estimated costs for water main replacement and rehabilitation.

### 2016 Town Facilities Master Plan (underway)

The Town Facilities Master Plan will evaluate the buildings that serve Town Government, the Department of Public Works, Fire, Police and Council on Aging to determine if they are meeting the current and near future needs of the community. The Plan will identify a program for each building, identify and assess potential development sites and provide options with conceptual budgets, site plans and evaluation criteria.

### 2017 Complete Streets Prioritization Plan (to begin this year)

This project will document and map existing road, sidewalk, trails and infrastructure and identify gaps in the town's accessible transportation network. It will then generate a master list of potential complete street projects and rank them based on safety, mobility, accessibility, and system continuity criteria. It will identify the streets, infrastructure, cost estimate and timeline for desired Complete Street improvements, and will align with master plan goals and roadway maintenance schedules.



**MANCHESTER MASTER PLAN**  
A Stronger Manchester Starts With Us



visit [www.manchester.ma.us/601/Documents-and-Resources](http://www.manchester.ma.us/601/Documents-and-Resources) to view the complete plans