

Meeting of the Planning Board
February 13, 2020 – Town Hall

Present: Members Coons, Delisio, Mastrogiacomo, Olney

Absent: Fish, Foley, Russell

Other Staff, Board, Committee members Present: P. Orlando (Building Inspector/Zoning Enforcement Officer), S. Brown (Town Planner), Mark Bobrowski (Consultant)

Mastrogiacomo called the meeting to order at 5:30 p.m.

Given that three Board members were absent, the Board agreed to not vote on sections but recommend approval to entire Board of sections that in their view didn't require more consideration prior to the first full approved draft.

Mr. Bobrowski led the review of the Bylaw Sections 1 through 7.

Mr. Bobrowski will add Table of Contents for Section Headings for next draft.

The Board recommended approval of Section 1: Purpose and Authority as proposed.

The Board recommended approval of Section 2: Districts as proposed, with the exception of 2.4.2 Split Lot by Zoning District Boundary that needs to be resolved.

The Board discussed providing a narrative in the Updated Bylaw that would explain the reason for any substantive change.

The Board recommended approval of Section 3 Use Regulations as proposed, with the following exceptions:

- 3.3.3 Residential Accessory Uses: Add Detached Garage? Are there others?
- 3.3.3 1) Borders should remain “no more than 4”
- 3.3.3 4 c) Prohibited Accessory Uses: Board needs to make a decision on Vehicle Storage in required side or rear yard. Should it include boats?

The Board recommended approval of Section 4 as proposed with the following changes:

- delete the last sentence in 4.1.3 Setbacks dealing with wind energy systems as these are included in another section of the bylaw.
- 4.1.4 Height Regulations: addition of “mechanical penthouse” to uses allowed to exceed 35' height limitation

The Board recommended approval of Section 5 Nonconforming Uses and Structures as proposed with change to wording of Section 5.5 to insert “and does not increase the structure....” prior to “by more than 100%”.

The Board recommended approval of Section 6 as proposed with the exception of :

- Sections 6.3 Landscaping and Screening and 6.4 Performance Standards for Larger Projects will be discussed at next meeting.
- Section 6.5 Additional Performance Standards in the Limited Commercial District: Board needs to decide if this should be retained or eliminated.
- Section 6.6 Topographical Changes and Land Clearing Special Permit in the Residential Districts: Board members discussed that this section is overly complicated. The original intent, as provided by Gary Gilbert who championed the section, was to simply prevent landowners from radically changing the topography and/or vegetation of home sites outside of the area needed for buildings, infrastructure and reasonable yard. Mark will suggest alternative.

The Board recommended approval of Section 7 Special Regulations as proposed with these exceptions:

- Mark will re-order the sections alphabetically.
- Junk Cars will be moved to General Bylaw if the BOS will allow a parallel General Bylaw change for this and any other sections being moved from Zoning to General Bylaws.

The next few meetings will focus on

- Section 6.3, 6.4, 6.5, and 8-11 (tentatively March 3rd)
- Use Table (tentatively March 24th)
- Definitions

Once the full draft has been preliminarily approved by the Board, the Board will host public workshops to identify and discuss changes before holding a Public Hearing in advance of Fall Town Meeting.

Chair Mastrogiacomo allowed several residents to ask about the procedures for commenting on a matter not currently before the Board. The Board noted that tonight's meeting was a special planning board meeting dedicated to Zoning Recodification and Update and that any discussion outside this would be more suited to a regular Planning Board Meeting. The Board agreed to read into the record at its next regular meeting, a letter from abutters to 305 Summer Street.

The meeting was adjourned at 7:10 PM.