

BYLAW REVIEW COMMITTEE
Town of Becket
557 Main Street
Becket, MA 01223

Meeting Minutes for October 19 2016

Call to Order:

PRESENT:

Bylaw Review Committee: Jeanne Pryor, Ann Krawet, George Roberts, Bruce Garlow

ABSENT: Mark Karlberg

PUBLIC: None

MINUTES OF THE AUGUST 10, 2016 MEETING

The meeting opened at 10:05 AM and Mrs. Pryor moved, Mrs. Krawet seconded and the committee voted to approve the minutes of the meeting of August 10.

MINUTES OF THE MEETING OF SEPTEMBER 14, 2016

Mrs. Krawet noted there was an unnecessary comma in the first paragraph, this was corrected, and she moved, Mrs. Pryor seconded and the committee voted to approve the minutes of the meeting of September 14, 2016.

STATUS OF CHARTER CHANGE LEGISLATION REGARDING PARKS AND RECREATION COMMITTEE (S 2224)

This legislation was signed by the governor on September 21 and became Chapter 269 of the Acts of 2016.

STATUS OF AG APPROVAL OF 2016 ATM BYLAW REVISIONS REGARDING CONSERVATION COMMISSION QUORUMS AND ABANDONED WELLS

The attorney general approved the bylaw changes on October 17 and Mr. Roberts said he would post the approved bylaws in a timely manner.

DISCUSSION OF COMMENTS RECEIVED AT THE SEPTEMBER 14 PUBLIC HEARING REGARDING THE PROPOSED ADDITION OF SECTION 22 VACANT PROPERTIES TO THE TOWN BETTERMENT BYLAWS AND CHANGES TO THE DOG CONTROL BYLAW

Mrs. Pryor had placed in bold suggested changes and comments to the vacant properties bylaw and the committee discussed these changes.

Mrs. Krawet moved, Mrs. Pryor seconded and the committee voted to approve a new definition of "blight" to be added to Section 2. Definitions, as follows:

BLIGHT- Any property in which at least one of the following conditions exist:

- a. It is becoming dilapidated as documented by the Building Commissioner.
- b. It is attracting illegal activity as documented by the Police Department.
- c. It is a fire hazard as documented by the Fire Department.
- d. It is determined by the Building Inspector that the property is in a condition which poses a serious threat to the safety, health and general welfare of the Town.

The committee discussed the definition of "vacant" and Mrs. Krawet moved, Mrs. Pryor seconded and the committee voted to change the definition as follows:

VACANT- A property which is not actively being used or occupied and which has not been actively used or occupied within the preceding 90 days. This definition shall not apply to property which is undergoing renovations or repairs due to fire or other casualty or a property where a valid building or zoning permit is pending or approved by the appropriate issuing authorities. For purposes of this bylaw, "vacant" also includes abandoned and/or foreclosed property(ies). Excepted from this definition is residential property that is temporarily vacant due to seasonal absences, but is otherwise properly maintained and secured per Section 4. A of this bylaw.

The committee discussed the definition of "local" and decided to consult with Building Inspector Bill Girard.

The committee discussed Section 3. Registration, subsection A. (1) and Mrs. Pryor moved, Mrs. Krawet seconded and the committee voted to change the language as follows:

- (1) Each registration must state both the owner's and agent's (if any) name and street address and mailing address.

The committee discussed Section 4. Maintenance and security requirements, subsection B. and Mrs. Krawet moved, Mrs. Pryor seconded and the committee voted to change the language as follows:

B. Properties vacant for six months or more shall have utilities shut off, removed, or cut and capped to prevent accidents, unless the property owner certifies in writing to the Building Commissioner that such action would be detrimental to the proper maintenance and security of the property.

The committee discussed Section 5. Inspections and Section 6. Enforcement and penalties and decided to consult with Building Inspector Bill Girard on possible changes to these provisions.

The committee decided to defer further discussion of the vacant property and dog control bylaws to its next meeting.

GENERAL REVIEW OF TOWN BYLAWS (ARTICLE 2 THRU ARTICLE 2B)

The committee will consider this matter at its next meeting.

ADJOURNMENT AND NEXT MEETING

At 12:34 PM Mrs. Krawet moved, Mrs. Pryor seconded and the committee voted to adjourn the meeting. The next meeting will be Wednesday, November 16 at 10:00 AM.

List of documents discussed and/or distributed at meeting:

Final drafts of Town Bylaws changes: Vacant Properties and Animal Control

Respectfully Submitted by Bruce Garlow

Approved by Jeanne Pryor, Chair

