



## MINUTES OF MEETING ZONING BYLAW REVIEW COMMITTEE

Date: January 12, 2016

SCHEDULED TIME: 7:30 p.m.

Location: Town Hall, Mural Room

Minutes Prepared By: Nancy Johnson

Members Present: Judi Barrett, Kathy Muncey, Scott Casagrande, Nancy Johnson, George Wadsworth

Members Absent: Mary Steinke, Freeman Boynton, Jr.

Also Present: Valerie Massard, Mark Casey

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Meeting was called to order at 7:36 by the Chair, Judi Barrett.

### Minutes

Minutes were not discussed or approved.

### Discussion

Mark Casey was the only member of the public in attendance. He asked for copies of the articles under discussion. Diane Grant will be asked to send them to him. He also would like a copy of the Horsley Witten Dec. 7<sup>th</sup> memo. He mentioned that he is planning to bring a five lot RCC development plan to the town for approval.

The Planning Board public meeting is set for January 25<sup>th</sup> at 7:00 in the small conference room at Town Hall.

Judi Barrett handed out copies of the Town of Shutesbury Open Space Design as an example for us to consider.

### **Section 401.2 - Nonconforming Uses and Structures**

Paragraph 401.2 - 3.a)(iii) was voted to be removed at the last meeting. Judi said she reviewed this with George Hall, and he was okay with it. George Wadsworth said this paragraph has not been removed from the draft version that is under review for the upcoming hearing.

Valerie Massard noted that Rene Read was making changes to the article also.

**Horsley Witten memo from December 7, 2015**

Most of the committee members have not yet read through the memo, so there was not much discussion about it. This will be discussed in the next meeting when we review RCC.

**Article 500 - Special Permit Residential Developments (previously called Requirements for Certain Land Divisions, Land Developments, and Inclusionary Housing)**

In the marked up Article 500, reference to the definitive plan is a concern. Judi will talk to George Hall about this.

Issues with cluster development were briefly discussed. The requirement for neighborhood associations to own and maintain the roads is seen as a deterrent for buying into a cluster subdivision. Can this be changed?

**Other issues**

Valerie mentioned that she took out some of the text that is not affected by the changes. This was in Article 718. She mentioned that Scott Lambiase has a binder with all of the proposed zoning changes, and she is looking into many issues. She said changes are being recommended to 404.9, which was made muddy in 2003.

If there is any concern, members should email Judi, and she will put together a composite list. Diane will send it to the committee.

Schedule of Remaining Work

The Committee went through the list of remaining work, read by Scott Casagrande, and identified future meetings at which each item will be discussed.

- Feb. 1 RCC
- Feb. 29 WPOD, APOD, NRBD
- Mar. 22 Piers
- Apr. 12 Special permit & site plan (task 5)
- May 10 Review, revise & consolidate special permit criteria (task 2)
- June 14 Update filing requirements to take advantage of new technology (task 4)
- July 12 Definitions

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Judi Barrett will convey this schedule to the consultants and ask that they prepare the required information before these dates.

Next Meeting

The next meeting was scheduled for Monday, February 1, 2016.  
Meeting adjourned @ 9:14 pm.

**List of Documents and Other Exhibits Used at the Meeting:** none