



MINUTES OF MEETING ZONING BYLAW REVIEW COMMITTEE

Date: July 7, 2011

SCHEDULED TIME: 7:30 p.m.

Location: SENIOR CENTER (Weyerhauser Room), 10 Mayflower Street

Minutes Prepared By: Nancy Armington Johnson

Members Present: Judi Barrett, Paul Boudreau, Freeman Boynton, Jr., Scott Casagrande, Fred Clifford, Martin Desmery, Robert Fitzpatrick, Nancy Armington Johnson, Mary Steinke, George Wadsworth.

Members Absent: None.

Meeting called to order by Bob Fitzpatrick, at 7:35 pm.

Meeting began with a review and discussion of the ZBRC charge. ZBRC will gather information, identify agencies and people with experience using the bylaw, conduct interviews, and prepare a report to the Board of Selectmen.

Tom Broadrick, Duxbury Planning Director, provided comments to the ZBRC on specific sections of the current bylaw that should be reviewed for clarity, including: 401.2 should be reviewed for clarity; 404 should say "Watershed Protection Overlay District" instead of "Wetlands" (Judi suggested this would require total re-write because Watershed and Wetlands have different requirements); 401.4 – Look at when WPOD can be built on if land is not really wet; p. 38 - # of uses, # of buildings on one lot; p. 44 – 6 or more lots – Have to do a cluster – 540.3; p. 56 – Schedule of fees – determine if equitable; p. 105 – 704 - Residential Buildings – Bylaw can define what we want here, why can't we do it for RC?

Scott Lambiase, Building Commissioner/Director of Inspectional Services, provided additional comments on specific sections of the bylaw, including: Review definitions (Building, Structure, Dwelling Unit); Definitions show up again in 700 section; Definitions should be cross referenced; Consider a chart/table of uses; p. 16 - #3 – allowed uses (Judi added that permitting practices are not clear; they are all over the document); 401.6-2; 401.5 – Zoning permit – Separate from building permit; p. 33 – 410.1 #6 – Enforcement issues; 410.2 #5 Flashes (?) - terms may need updating; p. 35 – Height – consider whether this makes sense; p. 36 – 3% rule has caused problems (placement in document can cause confusion).

ZBRC discussed meeting schedule and decided to conduct regular meetings on the third Wednesday of each month. The next few meetings will be:

Aug. 17th
Sept. 21st
Oct. 19th

ZBRC noted that the deadline to make its report to the Selectmen is January 1st, and December 8 is the deadline to submit articles for Town Meeting. A significant amount of work must be done in a short period of time.

Judy distributed a sample "Zoning Diagnostic" document. We will be asking the public users what they have trouble with in the bylaw. What is unclear? What causes difficulty? ZBRC members will review the diagnostic document and discuss at the next meeting.

ZBRC voted to appoint the following officers:

Chair: Bob Fitzpatrick
Vice Chair: Judi Barrett
Clerk: Martin Desmery

Kathy Palmer, a member of the public in attendance, introduced herself and made a few general comments.

Meeting adjourned at approximately 10:10 p.m.

List of Documents and Other Exhibits Used at the Meeting:

ZBRC "Charge" dated 6-2-11