

TOWN OF GROVELAND

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**Town of Groveland
Planning Board
Zoning by Law Hearing**

Date: March 28, 2017

Members Present:

PB: Jim Freer, Lisa Chandler, Walter Sorenson, Bob Arakelian, Debbie Webster

ZBA: Kacie Bailey, Kathy Franson

BI: Sam Joslin

Members Absent: John Perkins

Others Present: Mitch Kroner, Eric Harper

Minutes Secretary: Amy Bedard (by dvd & notes)

Zoning By Law Hearing Continued:

Webster motions to continue the ZBL hearing on March 28, 2017, seconded by Chandler. All members are in favor. Vote is unanimous.

Freer states at the last meeting they made it through definitions and left off ... Webster suggests they finish the hearing tonight and have Sam present from section to section and then open to

audience and then move onto next section in hopes of moving the hearing along in a timely matter.

Sam begins a summary ...

Zoning Districts: There were no real major changes. They took the confusing RA, RB and RC and made it R1, R2 and R3. Industrial district designation C and changed it to I. (No questions) Webster confirms just a label change.

Use Regulations: The biggest change was addressing the lack of uses in writing. Currently there are none. They created a table in section 4 by right and by permit uses. Reviewed types of businesses that will be allowed without a special permit.

Non-Conforming uses and Structures: 40A outlines this for legal non-confirming uses and structures. Not much for changes in this section.

Special Uses: This section combines several sections of the current Zoning By-law. Overlay districts were a standalone but they were moved to this because it made sense. They re-organized and are trying to get this all in one place.

Density/Dimensional Regulation: States in current by-law are setback, building heights, lot coverage which are all over the place. They implemented numbers that are in use and similar to other towns. Goal to make it more user friendly. No numbers have been changed.

Off Street Parking: Joslin states there currently are no parking standards in the by-law. Joslin states it is currently on a case by case basis. Joslin states they need to start with a tabalized version that can be adjustable through a Zoning process. Joslin states they are looking to have more consistency.

Residential Development: Joslin states there were combinations throughout the current by-law that were moved together including affordable housing. This was an organizational change.

Sign Regulations: Joslin states this is a new section. They tried to keep most of the dimensions that were in the current bylaw. There was a court decision in 2015 that stated you can't regulate content and the current regulations did regulate content. House for sale sign and a contractor sign on your lawn was added as a right.

Site Plan: Joslin states the current bylaw doesn't provide a good site plan review. Joslin states there is now an outline provided to give to the applicant.

Administration & Enforce: Joslin states they tried to clarify roles.

Comments:

Mitch Kroner from 3 Cannon hill Extension resident and attorney addresses the board regarding section four use table. Mitch states there are two things one he reviewed what Eric had submitted authorization the permitted use rule all uses not especially permitted are prohibited and it was his lawyer that suggested that not apply to accessory uses which would give a little leeway. Mitch states if there is no wiggle room for accessory use that could be a problem. His main concern is on the home occupation. Mitch wants to hear from the board as to why they are against home occupation as a matter of right. Chandler states her understanding is that they are not in opposition the current bylaw does require a special permit for home occupation. Chandler states she feels it just needs to be discussed and thought out as to what home occupations should and should not fit in the definition. Chandler states they are ok with some home occupations but it does need a conversation. Freer states there are many home occupations and today the trades are big. Webster states they are aware that many parts need to be worked on down the road. Webster states the purpose of this is to reorganize, put in legal language required by law and put in some uses for now. Chandler states that accessory use to permitted uses are permitted. Freer states in-law apartments are ok if small enough. Debbie states it is a foundation to start from. Debbie -- states the document is on the website for residents to review.

Bailey proposes they stick with the new language and then put this as item #1 and have a public hearing down the road as to what people want. Bailey state they can then figure out what is by right and what is by special permit.

Discussions of where to put the new Zoning By Law article in Town Meeting warrant. Front , middle or end.

Webster motions to ask the Board of Selectman to put ZBL before the Omnibus, seconded by Sorenson. Vote 5 to 1 passes.

Sorenson motions to approve new ZBL as amended, seconded by Webster. All members are in favor. Vote is unanimous.

Adjournment:

Sorenson motions to close public hearing for ZBL at 8:07pm, seconded by Chandler. All members are in favor. Vote is unanimous. Hearing is closed.