

Holbrook Board of Selectmen
Minutes of the Regular Session of
Wednesday, April 6, 2017

Present: Matthew V. Moore, Chairman
Daniel F. Moriarty, III, Clerk
Richard B. McGaughey, Associate

Absent: Kevin J. Sheehan, Vice-Chairman
Daniel R. Lee, Associate

In attendance: Timothy J. Gordon, Town Administrator
Marjorie E. Godfrey, Assistant Town Administrator
Mark Bobrowski, Esq., Special Counsel
Daniel F. Moriarty, Jr., Building Commissioner
Arthur Boyle, Health Agent & Assistant Building Inspector
Planning Board: Paul Currie, Michelle Duggan, David LaMarco, Vincent Ventosi
Zoning Board of Appeals: James Day, Keith O'Brien, Stephen Zeboski
Mr. McGaughey and Mr. Zeboski are also members of the Economic Development
Advisory Board
Kevin Costa, Chairman, Finance Committee
Susan Wright, Resident

The meeting was called to order at 7:03 p.m. by Chairman Moore, in the Selectman Noel C. King Meeting Room, Holbrook Town Hall, Floor 3R, 50 North Franklin Street, Holbrook, MA 02343.

The purpose of this meeting, held jointly with the Planning Board, Zoning Board of Appeals, and members of the Economic Development Advisory Committee, was to review the 3rd draft version of the zoning by-laws that are being updated in order to be amended and recodified at the annual town meeting on May 10, 2017.

Attorney Bobrowski was introduced and explained that he would be walking everyone through the draft documents to identify any changes prior to the April 18th Planning Board public hearing. At this time, no district boundaries have been changed, and downsizing lots from 40,000 sq. ft. to 30,000 sq. ft. has not been done.

It was discussed that, in the draft document being reviewed at this meeting:

- Terminology (e.g. Assisted Living changed to Senior Housing and Village Housing changed to Village Housing District) has been updated, using the statutory terms.
- Section 4, the Land Space Requirements, has not been changed from the old by-law
- Section 5-6, Abandonment or Non-Use, which previously said 3 years was changed to 2 years at this meeting
- Performance standards for things like lighting, noise, landscaping, storm water, etc. were already added
- Massage & tattoo parlors are, in 2017, acceptable personal service establishments, which Mr. Bobrowski recommended should not be limited to an adult zone
- No changes have been made to the zoning map

It was discussed that a marijuana district needs to be incorporated into the by-laws now.

*Holbrook Board of Selectmen
Minutes of the Regular Session
Of April 6, 2017*

Mr. Bobrowski explained that the by-laws should be simplified to make it easier for landowners to navigate through the process of getting approval. Some things that have needed separate Zoning Board of Appeals approval will, going forward after the by-laws are updated, get approval from the Planning Board instead.

ADJOURN:

MOTION: At 9:00 pm, by Mr. Moore, second by Mr. Moriarty, to adjourn the meeting

VOTE: 3:0

Kevin J. Sheehan, Clerk

Documents:
Draft Zoning By-Laws