

Zoning Bylaw Task Force
Minutes of Meeting
September 25, 2013

Attending – George Meservey, Director Planning & Development, John Hodgson, Board of Selectman (BOS), Brian Harrison, Building Commissioner, John Fallender, Planning Board (PB) Robert Osterberg, Member at Large (MAL), George Waugh, MAL, Chip Bechtold, PB

George opened the meeting and agreed to be Chair. Chip agreed to take minutes.

George explained the amendment process. This is initiated by the PB, BOS or CC Commission. A proposal to the PB initiates most, first to the BOS. The PB must hold a public hearing and then take a position. The Town Meeting then is asked to agree on the amendment at the May meeting. The bylaws then go to the MA Attorney General's Office for final approval.

We discussed amendments presently before the ZBTF (see Attachment):

1. Amend Floodplain District – draft language has been sent to FEMA for consistency, approval for action. George will draft and bring back to the ZBTF. The PB will then hold a public hearing.
2. Request to Permit Retail Use in the Limited Business District. The PB will do a site visit and will forward to the ZBTF later.
3. Large Home Bylaw. The PB has yet to find an approach. The Zoning Board can review if the proposed home exceeds 4000 square feet ground coverage. The Building Department has steady requests but no problems recently. The PB may forward an amendment after more study.
4. Trailers for storage long term is prohibited everywhere but are found in all parts of the town. This seems to be an enforcement issue. There are many in the Industrial District. Should these be licensed and taxed for longer term use in certain locations? PB will do site visits and may propose a solution.
5. Curb Cut Width – narrow turning points – 30' width seems adequate. No further action.
6. Use of public property for business purposes – BOS has approval authority. No further action.
7. Apartments in the Village Center (VC) – decreasing lot size to 40,000 from 60,000 minimum. Some lots are less than 60,000. Allowing 40,000 would allow up to six units on a lot in the VC for condos and multifamily housing, thus creating more vitality and thereby adding some value. A variance is possible now but has a high bar. Nitrogen regulations are exempt in the VC so sewage space is less of a problem. George will do an evaluation of the area affected.
8. Temporary signs – PB has asked the Town Administrator to enforce illegal off premises signs. Enforcement issue. Brian needs guidelines. He is asking the Chamber of Commerce (CofC) to give him suggested guidelines/best way to handle. Should RE broker open house signs be allowed with or without a permit? Can nuisances be

reduced so that Brian can deal with other issues? How many signs needed? Once CofC input is given, George will draft a proposal.

9. Outdoor display of goods – opinions vary as to the attractiveness of displays of good outside business premises e.g., Friends Market, bike stores, True Value, Yak Arts. PB has given no guidance. George will send to the Architectural Review Committee for comment.
10. Medical Marijuana Bylaw – the moratorium expires July 1, 2014. After various suggestions, it was agreed to ask for guidance from the Police Department and Board of Health.

Next meeting October 23, 3 p.m. in the Tonset Room.

With respect,

Chip Bechtold

