

Zoning Bylaw study committee (ZBSC) minutes Jan. 22, 2019

Members present: Dan Casper, chair, Heather Lauten, Jon Maren, Neil Magenheim, Ellen Townson, Susan Stott

Staff present: Paul Materazzo, Jacki Byerly, Austin Simko, Tom Urbelis, Chris Clemente, Alex Vispoli

Town Meeting™ timeline:

TM warrant closes Jan. 25

Planning board (PB) hearings: Feb. 26, March 12, 25

Fincom book deadline: April 3

TM April 29, 30

Anticipated zoning bylaws spring 2019:

ZBSC charge is to research and advise planning board

Public

Solar bylaw

Sign bylaw

Housekeeping article

Private

Senior Residential Community Overlay District (SRCOD): reduce minimum age from 62 to 55
Possible rezoning at the end of South St. along the Shawsheen River west of Rt. 93

Zoning Audit

The ZBSC reviewed the draft of criteria that might be used to evaluate proposed zoning changes. Committee members agreed it is a good starting place and Susan agreed to put it on a spread sheet.

What is a negative impact? Not positive?

The committee members talked about how to present to PB ? a report on the pluses and minuses with a vote on whether to recommend to proposed zoning change, including the nuances.

Public Engagement

Publicize agenda

Include a page in the Fincom book explaining the role of the ZBSC

A letter to the editor of the Townsman, Dan volunteered

A guest column about the work of the ZBSC

Call Bill Kirk, Townsman editor

Town website and facebook page

Survey

The ZBSC has both a reactive role, to proposed changes in the zoning bylaw, and pro-active, propose affirmative changes to address unintended consequences and language. The committee should reach out to Lawyers, developers, engineers, realtors, businesses and residents. Perhaps develop a list of people who appear in front to the PB and ZBA

Should address the definition of “family dwelling units”

Scope and timing of zoning recodification

Hold a series of meetings to review the zoning bylaw section by section: identify problems and issues, definitions. Develop scope of work for consultant with thought that might begin in the fall.

ZBSC members should read the 2012 Town Master Plan for guidance on Town priorities Susan suggested the ZBSC should review the Town Yard RFP to identify any unintended consequences.

February 4 meeting

- Ask sign committee to present their research and thoughts about the proposed sign bylaw
- Ask Pulte to present its proposal for the SRCOD (Heather will prepare a summary of the regs regarding age restrictions for senior housing.
- Dan will bring a draft letter to the Townsman.

The committee approved the minutes of the Jan. 7 meeting and adjourned.

Respectfully submitted,
Susan Stott, Clerk