



Plympton Bylaw Review Committee

Minutes for October 19, 2017

6:30 PM, Small Meeting Room

The meeting, having been duly posted with an agenda, was opened by acting Chair, Amy Cronin at 6:36 PM.

Committee Members Present: Dave Alberti, Jean Cohen, Amy Cronin, Linda Leddy, Ann Sobolewski, Ted Taranto and Ken Thompson.

Regrets: Alan Wheelock and Kimberly Russo

Guests: Selectmen Mark Russo and John Traynor; and Bob Karling, Zoning Enforcement Officer and Electrical Inspector

1. Minutes Approval. The minutes from the 10-05-17 meeting were accepted with one amendment.

2. Outreach to Town Departments. None.

3. Input from Zoning Enforcement Officer. Bob Karling, Zoning Enforcement Officer attended to give his input on the proposed changes to the zoning bylaws. A “clean copy” of the simulated town warrant for enforcement was forwarded to him in advance for his review. Bob said that he thinks most of the changes to the Bylaws should be in the appeal process, not enforcement.

He expressed concerns that we’d never be able to issue the tickets for violations, and that he cannot step on the property to issue a ticket; he also noted that registered letters are often not picked up so the violations couldn’t be issued effectively in that manner. Ann said she would look into the fining processes other towns use.

Bob noted that there’s no requirement to have a building permit in MA; later it was pointed out that the 2009 edition of the IBC is adopted by MA, therefore MA requires building permits. The group pointed out that it is also reiterated in the Enforcement warrant.

Bob was concerned that as the ZEO, he was unable to issue a violation without a complaint; Ann pointed out that MGL Chapter 40A Section 7 reads otherwise.

The enforcement warrant was reviewed with Bob, and it appeared his concerns were addressed with the sections the Committee reviewed (see Minutes item #5 below), and he did not express any concerns about the remainder of the draft Enforcement warrant that the Committee didn’t expressly discuss yet.

4. Drafting Potential Warrants. Allan created and distributed drafts based on the Committee’s work of the possible warrant items for review, including **1) Authority and Purpose; 2) Enforcement** (adding requirement that you can be refused a building permit for outstanding

Town obligations); **3) Board of Appeals, 4) Nonconforming Uses** (currently in 6.2 should be moved up). A future draft warrant will be created to address up-to-date definitions.

5. Drafting the Enforcement Warrant. The Committee worked on Draft Warrant #2, *Enforcement* to add the concepts discussed with Tom Millias as well as other changes. The warrant was reviewed up to 2.1.2 (d) and (e). The question on (e) is if we want to define if another permit would require another permitting fee. The Committee was asked to consider this question to discuss at the next meeting.

There were a few “to-do’s” for next meeting for the continuing review of the Enforcement Warrant:

1. Amy will talk with Chief Dillon to ask about draft §2.1(b) to get his opinion on the text.
2. Ann will look into the fining process of other towns to determine how tickets are issued for violations for draft §2.1.1(d).
3. Linda will find the location of the requirement that you can’t get any other permit if you’re violating any other bylaw.
4. Ken will provide flowcharts (or listed steps) cited in §2.1.3(b) for possible insertion.

6. Long-term plan for warrant submission. The long-term plan is the following:

- Work with and refine each draft warrant article until the committee is completely satisfied that it represents our recommendation to town meeting.
- Submit the finalized drafts for legal review.
- Once legal review is completed, meet with the Planning Board and other boards impacted by each suggested By-law change.
- Integrate the legal and department level feedback.
- Schedule and deliver public information events.

7. Remainder of Bylaw Review. The Enforcement warrant was worked on and additional review on the bylaw will be delayed until the draft warrants listed in Minutes item #4 are completed. When work on the warrants are completed, the Committee will continue work on detailed, electronic, review of the existing Plympton Bylaw document, starting after §2.2.2.2. It was stressed that the Table of Uses will be the top priority for the 2019 Town Meeting.

Next Meetings: Thursdays, 11/02/17 and 11/16/17 at 6:30 pm (*1st & 3rd Thursday of the month*)

Adjournment: The meeting was adjourned by Amy Cronin at 8:14 pm.

The minutes are respectfully submitted by Amy Cronin.