



Plympton Bylaw Review Committee

Minutes for January 20, 2022

Deborah Sampson Meeting Room

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

Present: Alan Wheelock, Dave Alberti, Amy Cronin, Kevin Rafferty, Jean Cohen, Dominique Sampson and Ann Sobolewski

- 1. Minutes.** The January 6th minutes were approved as written.
- 2. Informational Newspaper Article.** Alan wrote an article for the Plympton Halifax Express describing the “Dark Sky Visibility” in the Bylaws, Section 300-6.9, Lighting Systems and Fixtures. Amy Cronin wrote a companion paragraph for the Facebook site, Plympton Helping Plympton once the article is out. If anyone asks what they should do about violations, they can e-mail the Zoning Enforcement Officer at buildingadmin@plymptontown.org. The newspaper articles can be accessed at <https://plymptonhalifaxexpress.com/>.
- 3. Next Newspaper Article.** It was suggested that the next article should be on the number of commercial cars on a property (General Bylaws Section 300.4.2) number of commercial vehicles in the table. Other ideas included signage, a generic article about what bylaws there are, and how it affects our property values.
- 4. Groundwater Protection Bylaw (Alan and Dominique).** It was noted that Plympton has 13 pages of water protection and 64 pages long for the regulation. The subcommittee will review these materials and compare it to Rehoboth’s groundwater bylaw.
- 5. Dog Kennels, Chapter 132 (Ann and Jean).** Ann has done a draft on drafting the warrant. Doggie daycare/train/grooming use requires a special permit; breeding of personally owned dogs or one-on-one sale to individuals requires a special permit; and no commercial kennels are allowed. It is thought that there are at least 2 kennels in town. Are there any local town that allows kennels in residential areas? In Douglas, they can be on 5 acres; Ipswich is where you can have your own dogs and those you bring in for grooming. Do we want to allow these kennels? Several towns say anything more than 3 dogs for boarding or breeding is “commercial”; another is 5 or more, one was 8 or more. A line will be added for clarification of the definition of “Dogs, breeding and sale”, in §300.11.1 a special permit is needed. There will be no change in the prohibition of commercial kennels. In the General Bylaws in kennels, we need clarification of requirements (annual inspections, emergency phone number, no person convicted of cruelty to animals will be granted a license, you have to be a resident, minimum space, gate locks, etc.). Ann and Jean will reach out to the

interested stakeholders, including the Town Clerk, Town Administrator and Building Inspector for feedback.

- 6. Retreat lots and retreat lots §300-5.8 (Kevin).** Kevin noted that there could be some areas of improvement regarding underground utilities (aesthetics and downed power). Kevin doesn't really see many areas that need improvement. Access area and access way are intermingled. Part B in the retreat lot bylaw needs improvement and Kevin will write it up.
- 7. Railroad area zoning.** Dave Alberti showed a MapGeo map with notes that will be sent to the 11 affected neighbors in the light manufacturing zone. It was also noted that there appeared to be "spot zoning" on County Road (near the Plympton/Kingston town line) on Map 5-2-8 with 1.95 acres (with possible 161' of frontage) that is also light industrial. It would be nice to have the zoning changed there also. Dave will discuss with Tom Millias for input.
- 8. Setback definitions in §300-5.1 through 300-5-7 (Amy).** Nothing new. Amy will continue to review Wellesley and Concord's regs in sections 6.2.1 through 6.2.8. Section 6.2.10 has rules to avoid plants causing obstructions in the sight line when driving. Do the numbers still make sense? Where did they come from? What if there's a corner lot?
- 9. Warrant Articles. Warrant articles that we will be submitting include the following:**
 - BOH penalty structure, a new (D) in Chapter 1, General Provisions, Article II;
 - General Bylaw changes to Section 135 Dogs and Zoning Bylaw Table of Uses;
 - Multiple warrant articles to correct scribes/technical errors and miscellaneous;
 - a retreatment lot enhancement warrant article;
 - railroad zoning map;
 - groundwater protection
- 10. Parking Lot Items:**
 - Sprinklering houses greater than 3000 ft²; and parking regulations.
 - Do setbacks apply to tennis courts, swimming pools – do they count as a structure?
 - There are some zoning terminology changes (like light manufacturing versus light industrial which is supposed to be the same thing).
 - Animal Control Officer. We have an agreement with the Town of Carver that we share their Animal Control Officer. There is no entity that will inspect a property when a kennel is being proposed. It was questioned if the barn inspector (Brian Kling) could also inspect for kennels; he inspects 100+ pigs, cows, chicken coops, all animals, etc. It was discussed that Brian Kling noted that he didn't have the proper tools to perform the job (canine catching tools, tranquilizer gun and gun for injured deer, etc.). A job position with tools provided is needed. It's possible a student in the ag program or 4H could be a future candidate. This could be a project to pass on to the Town Administrator, Liz.
 - Solid Waste and Illegal Dumping Bylaw
 - 300-6.3 Trailers/mobile homes (Kim)

Next Meetings: The next scheduled meetings are Thursday, February 3rd and 17th. The Committee's regular meeting schedule is the first and third Thursday of each month, starting at 6:30 PM.

Adjournment: The meeting was adjourned by Alan Wheelock at 8:06 pm. These minutes are respectfully submitted by Amy Cronin.