



## **Plympton Bylaw Review Committee**

Minutes for November 18, 2021

**Deborah Sampson Meeting Room &**

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The meeting, having been duly posted with an agenda, was opened by Chair, Alan Wheelock at 6:39 PM.

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

**Regrets:** Kim Russo and Jean Cohen.

1. **Minutes.** The November 4<sup>th</sup> minutes were approved as written.
2. **Next Meeting.** There will be just one meeting in December on December 2<sup>nd</sup>. Since the Planning Board inadvertently scheduled over our meeting, we will meet in another room, to be determined.
3. **Informational Sheets.** Alan met with Town Administrator, Liz Dennehy on the by-law information sheets. She will implement them in the townhouse.
4. **Future BLRC projects.**

**a) Groundwater Protection Bylaw (Alan and Dominique).**

Alan spoke to the Rehoboth Town Planner and Conservation agent, Daniel Roach. The question was asked, “how many times the Planning Board been asked to consider issuing a permit for this bylaw?” Several times in the past 5 years, and they think their rule is working well, but 10 years ago it only covered 2/3rds of the town (overlay district). They will be including the entire town in their upcoming meeting. Mr. Roach offered to review any draft bylaw. The purpose is to protect the purity of the drinking water.

**b) Dog Kennels (Ann, Jean and Kevin).** The dog kennel text is in the general bylaw in Chapter 132. Our group will add more procedural requirements, and will consult with the Board of Health. There is mention of the different kennels, so maybe we need to put a footnote to cross-reference the zoning bylaws, noting that all the types of kennels are not allowed in zoning.

In zoning, the Table of Uses currently refers to “dogs: breeding and sale”, not “kennels”. The terminology should be changed to “kennel”, and you would need a special permit. In

the State Act, there are several types of kennels, but in our Table of Uses, it will be restricted to people having more than 4 dogs to avoid all dogs licensure; breeding dogs. In Ipswich, they say this is zoning and it is limited, and not subject to all the types of “kennels” in the State Act.

**d) Solid Waste and Illegal Dumping Bylaw (Kim).** No new report.

**e) Edits to Code (Dave and Ann).**

**General – railroad area zoning.** Dave Alberti made note that there is a light industrial area along the railroad tracks in North Plympton. It was questioned if this zone should be changed to agricultural/residential to protect the residents in the area. We would need information about the legal description of that area to avoid having it surveyed. Dave will talk to the Assessor’s office to see if they have any background. It would be in the original warrant article when it was zoned.

**300-5.1 through 300-5-7 Setback definitions (Amy).** Amy reviewed the rules from Wellesley. It was suggested to look at 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? Found on the internet: *“Front setbacks are to be measured from the front property line of the lot on which such building is located exterior wall of the building. The front yard of a corner lot consisting of one lot will be adjacent to the street on which the lot has its least dimension.”*

**300-5.8 Retreat lots and retreat lots (Kevin).** Kevin got rules from Plymouth, Rochester, Westport and Duxbury and took excerpts and provided handouts. Lee Hartman, Plymouth Director of Planning in Plymouth, and he e-mailed Kevin information regarding their retreat lots. Westport is advanced with attempting to preserve the character of the town, particularly using existing roads (common driveways) and cluster zones. The group liked the idea of increasing common driveways and fewer curb cuts. It was pointed out the Rochester requires retreat lots to have underground utilities.

**300-6.3 Trailers/mobile homes (Kim).** No new report.

**5. Parking Lot Items:** Sprinklering houses greater than 3000 ft<sup>2</sup>; and parking regulations.

**Next Meetings:** The next scheduled meeting is Thursday, December 2<sup>nd</sup>, and that will be the only meeting in December. 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 7:59 pm. These minutes are respectfully submitted by Amy Cronin.