



Plympton Bylaw Review Committee

Minutes for February 18, 2021

6:30 PM, Zoom Call

The meeting, having been duly posted with an agenda, was opened by Chair, Alan Wheelock at 6:31 PM.

Committee Members Present, via Zoom: Ted Taranto, Alan Wheelock, Ann Sobolewski, Dominique Sampson, Kim Russo, Dave Alberti, Jean Cohen and Amy Cronin

Regrets: None.

Guests: John Traynor

1. **Minutes Approval.** The minutes for February 4, 2021 submitted by Alan Wheelock were unanimously approved as written.
2. **Informational Sheets.** Reviewed, discussed, and voted to approve final formatting and content for all of the information sheets creating by BLRC Committee members. Thanks to Dominique Sampson who did all the formatting work. Changes discussed were the following:
 - Site Plan Review (Ann Sobolewski). All changes were updated as discussed last meeting. A section was changed from the old Bylaw number to the new General Code number and other editorial changes.
 - Accessory Buildings (Ted Taranto). Some citations were corrected.
 - Signs (Dave Alberti). Some inconsistencies were corrected.
 - Commercial Vehicles (Kim Russo). All items were corrected from the last meeting and other minor editorial changes. There were some questions if there was an error in the associated table in the Bylaw.
 - Single Family Homes (Alan Wheelock). A new draft was presented.
 - Zoning Bylaw Enforcement (Alan Wheelock et al). This will be finalized during the next meeting.
3. **Update on Flood Plain Warrant Article.** The Conservation Commission will be working on this with the Conservation Agent, Brian Vasa.
4. **Accessory (in-law) Apartments (Dave, Ann and Jean).** Ann provided the report of their research. There's a lot of confusion around this subject, and the Bylaw isn't clear, and needs work. In January, the governor encouraged towns to allow these. It's a way to address the housing crisis in MA for affordable housing, without denigrating existing neighborhoods. Not allowing accessory apartments deprives towns of tax revenues and illegal and potentially unsafe rental units. There are many towns who address this subject.

Pembroke has a good model that could be used as a starting point. It's also possible to count some of these units as affordable housing for the elderly. If we allow accessory dwelling units (with requirements and zoning review, etc.), it doesn't have to be passed by 2/3 vote, only a simple majority. One part of the rule could be that the dwelling has to have the appearance of a single-family. Allowing these would also allow additional funding to come into the town.

John Traynor noted that Town Meeting isn't representative of the entire town, and has concerns that there could be complaints on Facebook that the government is getting involved.

A draft will be brought to the next meeting to decide if it should be brought to the next Town Meeting. A draft would have to be completed by March 18th.

5. **General Code Update.** They have offered to update the Plympton website and have offered to do training on ecode360. Alan is in the process of setting this up, and it will be Thursday, February 25th at 4:30.
6. **Dog Kennel Inquiry.** Further discussion of recent dog kennel inquiry from Town Administrator's office. It was asking us to clarify the General Bylaws to have dog kennels in the schedule of uses. It was noted that it was omitted since its not an activity the Town wants to encourage. The Committee needs more information; Alan will talk to Liz.

Next Meeting: The next scheduled meeting of the Committee will be Thursday, March 4, 2021. Meetings are typically held every 1st and 3rd Thursday of the month.

Adjournment: The meeting was adjourned by Alan Wheelock at 8:15 pm. These minutes are respectfully submitted by Amy Cronin.