



Plympton Bylaw Review Committee

Minutes for June 21, 2018

6:30 PM, Small Meeting Room

The meeting, having been duly posted with an agenda, was opened by Acting Chair, Amy Cronin at 6:40 PM.

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

Regrets: Jean Cohen, Kimberly Russo and Alan Wheelock

Guests: None

1. Department Outreach. Dave Alberti met with ZEO Bob Karling. Concerns were expressed about the Hubbell sign that's going on the water tower. There were discussions about signage in Plympton possibly not meeting the Bylaws as well as the lot near Carey Auto and the potential junk yard at the intersection of Main Street and Route 106. We need to figure out if the Bylaws are going to be enforced to make sure our efforts are not in vain.

2. Minutes Approval. The minutes from the May 3, 2018 meeting were approved as written.

3. Review of May 17th Town Meeting. This discussion will be continued to the next meeting. We will debrief the strengths of our process, as well as lessons learned and the things the Committee could've done better.

4. Next Focus Areas.

Parking Lot issues from before. *Regulation and Maintenance of Foreclosed Properties* (from Halifax). It was suggested that we go ahead and submit for legal review now and ask for placement assistance; it was suggested that it be added to the end of the Municipal Bylaws. Other draft warrant articles that were worked on but not finished include "Non-conforming Uses" (currently §6.2) and "Board of Appeals" (currently §2.4, 2.5 and 2.6). If all these were completed, all of Section 2 would be completed.

Priority topic set in 2018 for 2019: Schedule of Allowable Uses (§4.2). This is a new topic for review that is considered a priority from last year. Ken will get a copy (electronic and hard copy) of Halifax's rules to use as a starting point. It was noted that we'd look at many towns. This will result in needing new definitions of the types of uses to clarify for enforcement. If the use isn't in the table, it's not allowed in Plympton and we want that policy to continue. It was noted that there are many uses that should be added. Ann noted that some towns list all the uses allowed in a particular zoning. There was confusing what the word "P" means; some thought a permit was needed, and another clarified that the "P" means "allowed". The concept of a "Special Permit" (SP) is handled differently by different towns (some SPs are issued by the

Planning Board, other SPs are issued by the Zoning Board, others are a two-part process, etc.); many special conditions are issued with SPs. For those projects where a site plan review would occur, the SP would be issued by the Planning Board in conjunction with the site plan review. It was recommended that we all review other towns' allowable uses text to discuss during the next meeting.

New issues. Add a definition of "alter" into the definition section of the Bylaw (§10). Westford's definition of "alteration" is the following: *"Any construction, reconstruction or other action resulting in a change in the height, number of stories, size, or location of a structure."* The issue is that we don't want someone to have to get a permit if it's not necessary.

All definitions should be reviewed.

Prior priorities and resulting goal/objectives will be revisited. Amy will review the previous minutes and report at the next meeting.

Make a list of the scopes for the various Boards; this could be amended from the Annual Report to put in the Bylaw Appendix so citizens could have an easy reference. Additionally, this information could be put on the webpage.

5. New members. During the next meeting, it was suggested that we should discuss new members, seasonal members and adding associate members. Can there be alternates?

Next Meeting: Due to the Independence Day holiday, the next regularly scheduled meeting on July 5th is cancelled. The next meeting is the regularly scheduled July 19th at 6:30 pm. Meetings are typically held every 1st and 3rd Thursdays of the month.

Adjournment: The meeting was adjourned by Amy Cronin at 7:50 pm.

The minutes are respectfully submitted by Amy Cronin.