



Plympton Bylaw Review Committee

Minutes for October 5, 2017

6:30 PM, Small Meeting Room

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

Committee Members Present: Dave Alberti Amy Cronin, Linda Leddy, Ann Sobolewski, Ted Taranto, Ken Thompson and Alan Wheelock

Regrets: Jean Cohen and Kimberly Russo

Guests: Mark Russo, Selectman and Tom Millias, Building Inspector

1. Minutes Approval. The minutes from the 09-21-17 meeting were accepted with one amendment.

2. Outreach to Town Departments. Dave Alberti spoke with Bob Karling, Zoning Inspector and he will attend the next meeting on October 19th. A copy of the “clean copy” of the simulated town warrant for enforcement will be forwarded to him in advance for his review.

3. Halifax Bylaws Review and Revision. Tom Millias had assisted to review the Halifax Bylaws and spoke to us on the changes and challenges. He recommended submitting small changes to Town Meeting.

Fines. In Halifax, fines are allowed to be up to \$300/day for zoning infractions (the state allowed maximum). He likes that the Building Inspector and the Zoning Inspector are separate in Plympton; they are one in Halifax and zoning is a full-time job. He questioned if MGL 40A Section 7 says that it should be one-in-the-same.

Building Permit. A pain point for Tom as Building Inspector is someone starting a project who doesn't get a building permit. He noted that there was no requirement to have a building permit, and that requirement needs to be tied to a fining process (MGL Municipal Power to Fine - 21D citation).

Refusing to Issue Permits. There was discussion of that any permit should be able to be refused for any outstanding obligations to the Town. It was also suggested that any building permits should be reviewed by all the Town Committees. A requirement should be added to the zoning bylaw that you have to have a building permit, and no building permit shall be issued unless...<add the flow chart> in Bylaw Section 2.1.3.

Definitions. Tom also had problems with the definitions – the requirement he was enforcing was in the definition. The definitions also need clarity.

4. Priorities Review. Based on the three points of view (Rich Bowen, Amy Kwesell and Tom Millias), are our priorities the same: enforcement, allowed uses, administration.

The *Table of Uses* was one area that was identified as important and needs updating. Ann Sobelewski reviewed the *Table of Uses* and noted it was extraordinarily complex; what are you putting in the list? Those things currently in the list have no definitions. When looking at other towns, Duxbury doesn't even have a table. We have to consider goals, and how specific we want to be. Ann didn't believe that could be done before this Town Meeting. Ann suggested that this be a 2020 warrant.

5. Possible Warrants. Allan will do a draft of the possible warrant items for the next meeting. The warrants will include, but are not limited to: **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), and **5)** up-to-date definitions. During the next meeting, we will work on Draft Warrant #2 to add the things discussed with Tom Millias.

6. Bylaw Review. Due to the extensive time dedicated to discussions with Tom Millias and prioritization, the Committee's work on detailed, electronic, review of the existing Plympton Bylaw document remained completed through §2.2.2.2.

Next Meetings: Thursday 10/19/17 at 6:30 pm & Thursday 11/2/17 (*1st & 3rd Thursday of the month*)

Adjournment: The meeting was adjourned by Alan Wheelock at 8:20 pm.

The minutes are respectfully submitted by Amy Cronin.