



Plympton Bylaw Review Committee

Minutes for January 17th, 2019

6:30 PM, Small Meeting Room

The meeting, having been duly posted with an agenda, was opened by Acting Chair, Dave Alberti at 6:44 PM.

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

Regrets: Kim Russo and Alan Wheelock

Guests: None

1. Minutes Approval. The minutes from the January 3rd meeting, submitted by Amy Cronin were approved as written.

2. Newsletter #27. The latest version of the newsletter was approved, and the group noted their appreciation for Alan's hard work.

3. Subcommittee Updates on the Allowed Uses Table. The working subcommittees for Allowed Uses are as follows reported:

- Commercial Uses – Ann, Kim and Ted. Definitions are finished with the exception of two that they are still using. Their work is complete.
- Residential Uses – Alan, Amy, and Jean. Out of the 6 uses, several were deleted, including personal airstrip/helipad; conversion of single family to two family dwelling. Other terms without definitions were considered and definitions will be added for the various dwelling units. "Accessory uses" for residential was discussed, and Holliston lists allowed accessory uses as well as Chatham. Some towns put the "accessory uses" after the district and other towns make a huge list at the end of accessory uses. There's also a question about a business in a home that takes clients – that type of home office should have different rules. Work will continue.
- Industrial – Ken and Dave. The question was raised that if an item is recommended for deletion, does a definition need to be written? The consensus was no. There was consensus that if a use is not addressed in the bylaw, the uses aren't permitted. When defining, you can add at the end of a definition that "...this definition expressly excludes..."

There was discussion about Westford's Open space residential environment. The group discussed adding a definition for "Independent living residence facility":

A facility that provides residential accommodations for senior adults who are in good health and do not require medical or skilled nursing care. Residents shall have individual dwelling units with living, sleeping, bathroom, and kitchen facilities. The independent living residence facility may include a senior village community center or community building(s), or similar common areas such as a common dining facility, and space for the provision of social, psychological, and educational programs. The facility may provide home health care or other community-based services on an individual basis and offer meals, linen, and housekeeping services. The independent living residence facility may provide residence for a superintendent or for maintenance staff, but there shall be no on-site residence of medical or other staff

It was decided that no definition for “Independent living residence facility” was needed. Ted reported that the Open Space Committee is developing a Bylaw for this concept – the goal is land conservation and housing in an area which is conserved. The benefit is open land with less space between houses but more open land.

There was discussion about that the “district” is not defined, you define the “use”. Then you select where in your town you want that use to be located. Ann provided examples from Westport.

4. Marijuana Bylaw. The AG reported that the Marijuana Moratorium was rejected. Deb Anderson asked on behalf of the Town for AG reconsideration. The AG said the deadline was passed and it couldn’t be reconsidered. Ann reported that the Planning Committee discussed the issue. In the interim, we could use Scituate’s rule that is a simple prohibition. Another option is to write the new Bylaw. As it stands currently, “retail sales and service” would cover it with no additional rules, which is not preferred.

Next Meeting: The next scheduled meetings are February 7th and February 21st at 6:30 PM. Meetings are typically held every 1st and 3rd Thursday of the month.

Adjournment: The meeting was adjourned by Dave Alberty at 7:50 pm.

These minutes are respectfully submitted by Amy Cronin.