



Plympton Bylaw Review Committee

Minutes for September 19, 2019

6:30 PM, Large Meeting Room

The meeting, having been duly posted with an agenda, was opened by Chair, Alan Wheelock at 6:36 PM.

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

Regrets: Kim Russo

Guests: None

1. Minutes Approval. The minutes from the September 10, 2019 meeting submitted by Amy Cronin were approved as written unanimously.

2. 2019 Bylaws Attorney General's Approval. All of our 2019 Town Meeting warrant articles were approved by the Attorney General. The Attorney General's comments noted that while she approves our Schedule of Uses (Article 17), she is reminding the Town that Child Care Facilities and Religious Institutions are "allowed as of right" and that any future projects of that type will have to be regulated "consistent with the protections given to religious and child care uses under (MA) General Code 40 A Section 3."

3. BLRC's review of "Editorial and Legal Analysis" document provided to the Town by General Code – Next Steps. The analysis done by the Bylaw Review Committee will be forwarded to other Boards for their comments; due by October 1st. Alan will talk with Claudia at General Code to see the best way to incorporate the 2018 changes into the 2019 document for warrant consideration; how does General Code create a warrant for Town consideration for these types of changes (typos, corrections, etc.). Possibly have these ready for the tentative Special Town Meeting in October or November.

4. New Warrants for 2020 Meeting.

a) Clean up out-of-date references. Based on the changes of the Table of Uses, we need to ensure the deleted terms are no longer used (example: special permit section – references to golf courses yet golf courses were removed and "outdoor recreation" was the replacement). Mostly in special permit and definitions section. Ted and Kim will head this effort.

b) Organization of Bylaws. It was noted that the Bylaws aren't in the order of how they would be used. We need to take some time to properly organize the document. As an example, Section 7, Special Permits should be a section with the types of special permits as subsections.

Section 6, General in the Zoning Bylaws might be too broad. Ann brought in Ipswich's and Weston's Table of Contents as examples of a good layouts.

c) Zoning versus Municipal. There were questions regarding the split of the two documents. It seems that it's not laid out properly. It was noted that the Zoning goes to the Attorney General and the General Bylaws do not. Also, the General Bylaws doesn't require a super-majority (3/4 vote) at Town Meeting to be approved, but the Zoning Bylaw does. Ann explained that they are not separate, and they are printed separately for convenience, just different rules governing the vote and approval by the Attorney General. The Zoning Enabling Act defines what is and is not included in the Zoning Bylaw.

d) In-depth review of General Bylaws (aka Municipal). A task group of Ken and Alan will go through to provide recommendations of our next work.

e) Septic will be reviewed by Ann and Amy.

f) Zoning – Sections 2.4 through 2.9 will now need to be reviewed, including Board of Appeals to define what the could/could not do, procedures for alternates, etc. Ann and Dave will work on this task group.

g) Dimensions. It was noted the Open Space Committee is leading an effort to conserve open land by clustering homes. This is similar to the Pine Hills. This would be in Section 5 Intensity of use (lot size, set-backs, etc.) This will be reviewed by Dominique and Jean.

5. Parking Lot Issues.

6.9.5 Corrections Mercury Light. Ann is waiting to hear from Barry DeCristofano on Section 6.9.5 questions.

2018 Bylaws Omission. It was noted that Sections 2.4 through 2.9 is missing from the 2018 version of the zoning bylaws. This was reported to Town Administrator, Liz Dennehy.

Town Green. There was discussion of partnering with another Board to help plan the preservation of the Green.

Next Meeting: The next scheduled meetings will be Thursday 10/3/19 and 10/17/19. Meetings are typically held every 1st and 3rd Thursday of the month.

Adjournment: The meeting was adjourned by Alan Wheelock at 7:58 pm.

These minutes are respectfully submitted by Amy Cronin.