

**Zoning Bylaw Review Committee  
Minutes of November 2, 2017**

Present for the Zoning Bylaw Committee were: John Crowley, Phil Greene, Heather Hutchings and Tony Archinski. Also present were: Betsy Ware, Community Development and Samantha Carver Recording Secretary. The meeting took place at the Town Hall 2<sup>nd</sup> Floor Conference Room.

Absent: Louis Rousseau, George Nangle, Jim Jendro

The Chairman opened the meeting at 6:03 p.m. and began the discussion on the Open Space Bylaw that Ms. Ware is proposing for Town Meeting. Ms. Ware began by stating that it was suggested that we offer alternative solutions to the open space that is in the subdivisions. Currently there is only one thing that can be done and it is to have the homeowner's association take care of it. This presents a problem when the open space contains an endangered species or habitat. The new bylaw would provide five options for the open space along with regulations on maintaining it.

At upcoming meetings Ms. Ware would like to discuss a parking bylaw. Currently the parking bylaw for the Town does not meet ITE standards and other professional standards and the committee may want to look at this bylaw for revisions.

There was a discussion on providing solar and wind bylaws. Currently they are allowed by right however no dimensional standards are expressed in the bylaw.

Marijuana bylaw moratorium – the State's Cannabis Control Committee will have their regulations in place by mid-March. Most cities and towns are waiting on their regulations to design their own locally. This doesn't allow enough time for the Town to put something in place for the June Town Meeting, therefore the Committee will have to work on a bylaw for the November Town Meeting 2018.

#### Limited Site Plan Review

Ms. Ware discussed that several items allowed by right provides no mechanism for the Town's oversight on parking or other safety issues on a site. Ms. Ware is proposing language to allow for a limited site plan review on allowed uses so that some control can be maintained for parking and other safety items that may be an issue.

Wetland and Water Conservancy Districts – Ms. Ware notes that the map in 2.14.20 is incorrect and is referenced several times in the bylaw. The entire bylaw likely needs amendment or removal. There was a brief discussion that when this was originally written there was no Conservation Commission. Now with Conservation oversight this section could most likely be eliminated.

Cell Tower Bylaw – backup generator and five year special permit and other factors need to be amended in the bylaw.

Lot Coverage – Add to the Table of Permitted Uses

Abandonment – elimination of the “no use” clause – discussion on this was that the no use clause applies to commercial uses more than residential. Mr. Crowley stated that maybe there are other options to bring a property back to a beneficial use rather than taking out the “no use” clause.

Stormwater – There has been a hold on the stormwater regulations by the State for a year;

General cleanup of language in the bylaw.

**Next Meeting Date**

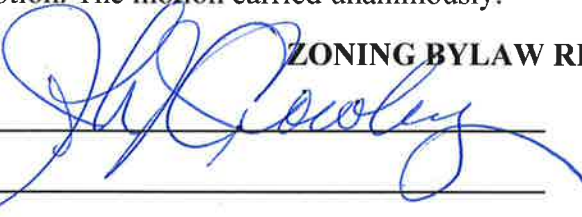
The next meeting date was discussed and determined to be December 7, 2017.

**Minutes**

Motion by Mr. Archinski to approve the minutes of September 18, 2017 as presented. Mr. Greene seconded the motion. The motion carried with Ms. Hutching abstaining.

**Adjourn**

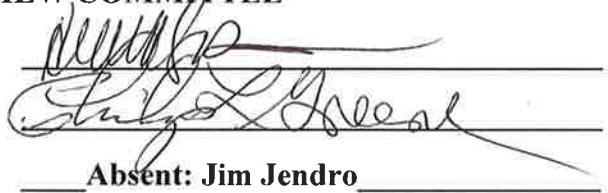
Mr. Greene made a motion to adjourn the meeting at 7:00 p.m. Mr. Archinski seconded the motion. The motion carried unanimously.

  
\_\_\_\_\_

**Absent: Louis Rousseau** \_\_\_\_\_

**Absent: George Nangle** \_\_\_\_\_

**ZONING BYLAW REVIEW COMMITTEE**

  
\_\_\_\_\_

**Absent: Jim Jendro** \_\_\_\_\_