

Minutes for Bylaw Review Committee Meeting -- February 5, 2023, via Zoom.

**Attendance:** Members of the Bylaw Review Committee: Chair Dan Lieber, Vice Chair Ann Santos, Joseph Pride, Lucy Fox. Members of the public in attendance as well as Attorney Mark Bobrowski.

**Meeting called:** 7:05pm. As there is not a quorum present (5 needed), the committee cannot entertain votes.

**Public Engagement:** Mr. Spencer Brennan – Spoke to snow and ice removal. Mr. Brennan suggested snow removal should be applied to all residents for safety of accessing sidewalks, not only large multi-family dwellings and commercial properties. Chair Lieber brought Mr. Brennan’s concerns to DPW, who maintains jurisdiction over sidewalks. Vice Chair Santos suggested to loop Town Council into conversation regarding whether to impose a bylaw requiring single-family residents to maintain snow and ice outside of their property.

### **Zoning Bylaws – Attorney Bobrowski**

Discussion of Draft #1 of Wakefield Zoning Bylaws.

Suggested by Atty. Bobrowski: Replace the following bullet point under **1.2 Purpose:** “To embrace and encourage racial, cultural, generational, and socioeconomic diversity” with the language from the Vision 2030 plan on the community involving the concepts of welcoming and supporting residents at different life-stages. Discussion regarding the choice of language and its impact.

**1.4 Scope and 1.5 Applicability** – Chair Lieber and Attorney Bobrowski noted both sections virtually describe the same thing. Chair Lieber suggested we strike out 1.4 as not adding value to the bylaws.

**Fees:** Discussed striking out fees from bylaws as fees are located elsewhere. Additionally, if fees are changed, the change can only be done at Town Meeting. Vice Chair Santos noted that including actual fees in this section could be cumbersome if the fee structure needed to be changed. Mr. Pride noted that we could split the monetary value from the tasks, leaving the tasks listed so that persons using the bylaws would understand that a fee may be assigned. Mr. Bobrowski agreed that removing some of fees could be easily done, while keeping a list of those tasks that have fees attached.

### **Section 2 Districts**

#### **Section 2.2.1 – Establishment**

Mr. Bobrowski suggested to strike “assisted living facility” as it is too narrow a term, and “senior housing” is broader and allows more options for seniors. Attorney McGrail noted that “assisted living facility” in our bylaw includes memory care as well as other definitions. Discussion that using the term “senior housing” could allow seniors more options to remain in

town, with more flexibility. Attorney McGrail suggested if we propose the term “senior housing” that we add parking requirements.

Attorney McGrail noted that Wakefield does not have a “temporary or self-storage facility bylaw”, but does have a “warehouse” provision. He disclosed that he will be filing an article at the Spring Town Meeting to encompass this change.

Meeting concluded at 8:10pm.

Next Meeting set for February 21, 2024 at 7pm.

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Minutes approved 3/18/2024.