

Bylaw Review Committee

March 18, 2024

Held Via Zoom

Item #1: Call to Order

Meeting called to order at 7:05pm.

Bylaw Committee members present: Dan Lieber; Ann Santos; Kevin York; Eric Reid; Timothy Lilley; Joe Pride (joined at 7:19pm)

Other members: Mark Bobrowski (M.B.)

Item #2: Public Engagement

No citizens stepped forward for public engagement.

Item #3: Minutes

Motion to approved minutes from meeting of December 18, 2023 as presented. Moved by Ann Santos; seconded by Kevin York. Approved 5-0.

Motion to approved minutes from meeting of February 5, 2024 as presented. Moved by Ann Santos; seconded by Kevin York. Approved 2-0, with three abstentions (Tim Lilley; Kevin York; Eric Reid)

Motion to approved minutes from meeting of February 21, 2024 as presented. Moved by Ann Santos; seconded by Kevin York. Approved 4-0 with one abstention (Eric Reid)

Item 4 – Review Zoning Bylaws

Table of Uses:

A. Residential Uses

- Creative Development Overlay District:
 - Discussed current bylaw wording. There is an overlay district bylaw for it; but no map.
 - M.B. said he has a “planned development bylaw” he has used in other communities that he will send us for review.
- Senior Housing Facility:
 - M.B. proposes amending the "Assisted Living Overlay District" overlay wording to "Senior Housing Facility" overlay.
 - Dan Lieber commented that he does not have an issue changing the name, but cautioned against making substantive changes to this section as it was discussed at length when the initial district was passed at Town Meeting

B. Institutional Uses

- Mark Bobrowski advised that "child care center" should be amended to "Yes" in all areas, to comply with Dover Amendment
- Essential Services (Public utilities, etc.) and Municipal Utilities: Discussed amending B.10 and B.12 to “N” for SSR and SR, but Special Permit for all other areas

C. Open Land

- Suggests adding/defining "Outdoor Commercial Recreation" item to include golf courses, etc.

- C.2. Suggest revising from "Agriculture" to "Horticulture and Floraculture" to limit what is allowable on small lots
- D. Retail, Service Uses, and Places of Assembly
 - No major changes proposed
- E. Restaurant Uses
 - No major changes proposed
- F. No entry for "F" in M.B.'s proposed document – re-lettering may be needed
- G. Automobile Related Uses
 - Discussing amending G.1. from "Gasoline Station" to "Motor Vehicle Light Service"

Signs:

M.B. commented that we have two different sections regarding signs: A Signage Overlay District for certain areas of town (including the downtown commercial district), with different bylaw regulations that apply to areas outside of the Overlay District. Mark has re-numbered/re-ordered these two sections.

The two different sign bylaws were discussed and it was decided to maintain the two separate sections.

Other Comments:

Next BRC meeting is scheduled for April 1, 2024. Will plan to large discuss Town Meeting warrant articles that affect the town bylaws, including the content of both proposed MBTA districts.

Tentative meeting after 4/1/2024 will be Tuesday 4/16/2024. In this meeting, M.B. would want to discuss Performance Standards (Section 6.3 of M.B.'s draft). M.B. asked for feedback from BRC members in advance of this meeting as to what standards they may want to incorporate into the bylaws.

Item 6 - Adjournment

Motion to adjourn made at 8:51pm by Ann Santos; seconded by Kevin York. Unanimously approved via roll call vote. Meeting adjourned at 8:52pm.

Minutes taken by Timothy Lilley.

Minutes approved 4/1/2024.