

**Zoning By-Law Review Committee
Minutes
March 5, 2013**

Present: Ted King, Shirley Smith, Mr. and Mrs. Daniel Antonellis

The meeting was called to order at 7:06 PM. Shirley welcomed our new member, Ted King, to the committee.

Review Warrant Articles

The first warrant article that will be presented to voters at the March 19th Special Town Meeting Was Section 1.03, Delineation of Districts. This includes the Zoning Map and Shirley reiterated the fact that the map was perfectly legal. The 2 renamed districts and the 2 new districts have been superimposed on the same Zoning Map that was passed by unanimous vote at the May 7, 2010 Annual Town Meeting and subsequently approved by the Attorney General. The map is in full compliance with M.G.L. Chapter 40A, Section 4. In regard to the date, she had checked other towns and found that the dates on their maps were the same or similar to what we have. Shirley stressed the importance of the Highway Business District and the advantages of its location. The committee considered having handouts of the maps at Town Meeting.

The committee reviewed possible objections that might possibly arise on Town Meeting floor to Section 3.01 Uses of Land and Structures. It was felt that they were well prepared to answer any questions. The Antonellis said they were there to learn so Shirley explained how the existing list of uses was archaic, repetitive and incomplete. The Table of Uses included in this section provided residents with the information they needed in a simple, easy to read format. She related how a resident had pointed out that since retail use was prohibited in the General Residential District, could Craft Shops that were allowed sell their goods. This is something that would have to be amended at a subsequent Town Meeting.

The articles devoted to amendments presented no problem. However, Kevin Rudden, our Disabilities Coordinator, had notified Shirley that, in Section 2.03. Off street Parking and Loading, Handicapped Parking was not mentioned. Shirley had looked into this and it was agreed that, again at a later date, we would amend the by-law to reference 521 CMR, the state law that covers this.

Village Center District

Shirley had put together the two sections of assessor's maps that comprised the village area and had them copied as one map. This made it much easier to review various scenarios for boundaries. Shirley reviewed the benefits to the Town for having such a district, the concepts it involves, and the problems to be overcome. Both the Antonelli's and Ted said that they had learned a lot.

Sign By-Law Amendments

The committee reviewed the two amendments to the Sign By-Law that had been proposed by Dick Skinner.

- I. Section 2.06 (d) (i) 3) e) Signs may be illuminated until 10:00 PM or end of daily operating hours, whichever occurs later. **In the case of a business that is operated on a 24 hour basis, the Planning Board shall determine the hours of sign illumination during the permitting process.**

At the last meeting, it had been decided to amend this section as follows:

Section 2.06 (d) (i) 3) e) Signs may be illuminated until 10:00 PM or end of daily operating hours, whichever occurs later. **In the case of a business that is operated on a 24 hour basis, the Board of Selectmen shall determine the hours of sign illumination during the licensing process.**

- II. Proposed amendment:

Section 2.06 (h) (iv) No sign or any part thereof, except clocks or temperature indicators ~~or gas pump prices~~ may move, flash **or otherwise change more than once in any 24 hour period.** No sign may have traveling lights, animation, beacons or flashing devices, whether or not these devices are part of a sign or are attached to a sign.

This language is no longer in the By-Law. It was amended in June, 2012 :

and replaced with a new (h) (iv) as follows:

No sign or any part thereof may move, flash, or otherwise change information, provided however, that clocks, temperature, and gas pump price indicators that have been approved in accordance with this Sign By-Law may contain information that changes solely to reflect the accurate time, temperature and gas prices, as the case may be. No sign may have traveling lights, animation, beacons, or flashing devices, whether or not these devices are part of a sign or attached to a sign.

The committee had decided to further amend the by-law as follows:

No sign or any part thereof may move, flash, or otherwise change information, **more than once in a 24 hour period. Signs that are designed so that letters can be changed or rearranged manually are exempt from this requirement.** ~~provided however, that~~ Clocks, temperature, and gas pump price indicators that have been approved in accordance with this Sign By-Law may contain information that changes solely to reflect the accurate time, temperature and gas prices, as the case may be. No sign may have traveling lights, animation, beacons, or flashing devices, whether or not these devices are part of a sign or attached to a sign.

28 Hastings Street Sign

Tim Aicardi, the Building Inspector, had agreed to look into the large sign at the entrance to the airport business complex located just before Hood's Plaza. The sign was in violation of the by-law in several respects.

Ted made a motion to adjourn, Shirley stepped down to second the motion and the meeting adjourned at 8:30 PM.

Respectfully submitted,
Shirley Smith

