

Zoning By-Law Review Committee
Minutes
April 12, 2010

Present: Patrick Doherty, Shirley Smith, Bob Sweet - Mark Mortimer arrived at 7:45
The meeting was called to order at 7:10 PM.

Patrick made a motion to accept the minutes from February 22nd. Bob seconded the motion. Shirley stepped down and all were in favor. The motion passed.

Town Meeting Presentation Strategy

Shirley had spoken with Dale and his advice was that we should keep the presentation “short and sweet.” She showed the committee the redlined versions Liana had done. It was thought that these would create too much confusion and it would be best to project each individual section on the screen along with a brief explanation. Patrick offered to help with this.

Shirley pointed out that, in regard to Section 1.03, Delineation of Districts, the Attorney General required the zoning map to be shown to town meeting members. She said we could also explain that the use of metes and bounds to describe boundaries is not allowed as they are not understood by the general public, and that one of the current descriptions of a spot zoned parcel no longer exists. As for the Sign By-Law, since it had the strong support of the Planning Board, a statement that any unnecessary regulations had been removed and that it creates a fair balance between accommodating the business community and protecting the visual environment of the neighborhoods should be sufficient.

Portable Storage Containers

Shirley read Selectman David Breen’s request that the committee include something similar to Milford’s regulations on this. She passed out copies of 2 paragraphs from the Milford Zoning By-Laws. The first paragraph prohibited trailer trucks from being a base for retail sales or other commercial purpose. Bob wondered if farmers storing hay would be affected and Patrick said agricultural uses would be exempt. The second paragraph required a special permit for portable warehouses. Shirley said she would like to have input from Liana on these regulations.

Tables of Principal Use

Communications, Transportation and Public Utility Uses

There was a lengthy discussion on exactly where and how the tables of use would fit into the existing By-Laws. Bob and Mark expressed some preference for the former plan of having an index. Shirley offered that there would be a clearer understanding if they could actually see how it is done in other towns. Patrick offered to bring in a sample to the next meeting to demonstrate exactly how it would work.

Shirley said she had been unable to find any reference to sewers in other towns’ Tables of Use so eliminated that. The repetitive land strips item is also eliminated. “Commercial dumps or facilities or uses thereto” was added.

The next meeting will be on April 26th. Patrick made a motion to adjourn the meeting at 8:55. Mark seconded the motion. All were in favor and the motion passed.

Respectfully submitted,
Shirley Smith