

**Zoning By-Law Review Committee  
Minutes  
February 26, 2014**

**Present:** Patrick Doherty, Ted King, Shirley Smith

The meeting was called to order at 7:02 PM. The committee reviewed the minutes from January 27, 2014. Patrick made a motion to accept the minutes. Ted seconded the motion. All were in favor and the motion passed.

**Village Center Overlay District (Sixth Draft)**

Shirley explained that this was still a work in progress and that, when presented at Town Meeting, it should be a stand-alone article. She passed out pictures which showed how the streetscape, signs, lights, and parking areas would look. Bill Ambrosino, the Planning Board Chair, also has a number of pictures of attractive village centers from throughout the state. These pictures would make an impressive power point display at Town Meeting. She thought that an informational session for residents prior to Town Meeting would be a good idea and also that it should be presented at the March 10<sup>th</sup> Planning Board meeting for a public hearing. This would begin to familiarize residents with the By-Law.

Some residents may complain about the appearance of our existing Village Center and we would want to assure them that this is something we could tackle in the near future. Shirley spoke to Mark Bobrowski's (Considered a leading Massachusetts zoning authority) comments in a report from the 1996 Growth Management Study. He had said that Mendon should place decorative street lights, benches and plantings in the existing Village Center and that it should be expanded. The committee reviewed the by-law and approved of the following additions, deletions and other changes:

- (a) (xi) Purpose – A number of provisions set forth in the Village Center Overlay District had been brought up at recent workshops so Compliance with Mendon's Master Plan was added as a purpose.
- (b) (ii) Definitions- although housing developments were prohibited in the District, new residential construction would be allowed on lots with frontage on an existing public way. These are known as ANR or Approval Not Required lots that do not need a special permit. The definition was added because residents may not be aware of this.
- (iii) Live/Work Unit-This definition was added to describe another residential use many towns have in their village centers. A note at the end of the By-Law gives the requirements.
- (g) (v) Site Design for New Construction- Fifty percent(50%) of the land area in a Village Center Overlay development shall remain impervious, was added in place of requiring 50% of the land to be protected open space. It was thought that the latter requirement could make a project economically unfeasible.
- (h) (i) Municipal structures was added.
- (i) Use Provisions- A number of changes and additions were made here for accuracy and to make it more consistent with the Table of Uses in Section 3.01.
- (m) (vii) Parking requirements- An addition to encourage the use of electrical automotive

recharge stations as technology becomes available.

- (n) Garden Apartments- (x) An addition on roof design was added. Also in (xii), a provision allowing the Building Inspector to approve the installation of handicapped features.
- (q)(i) Local Preference- The addition of language to more clearly specify those who would be given preference to the affordable units.
- (r) Open Space- The previous mandatory 50% was seen as a possible deterrent to construction of a Village Center development. A developer may want to use the entire parcel. The By-Law does specify that any Nitrogen Credit Land must be protected in perpetuity.

#### **Inclusionary and Accessory Dwelling Unit By-Laws**

Shirley passed out copies of the above by-laws that were to be presented to the Planning Board on March 10<sup>th</sup> for a public hearing. Shirley had been working with Bill McHenry, the Mendon Affordable Housing Coordinator, on the affordable aspects of the By-Laws. The Inclusionary By-Law had been approved by the Department of Housing and Community Development. Work on the Accessory Dwelling Unit By-Law was first begun in 2007 when it was requested by the assessors. Each By-Law was accompanied by a page of questions people might have along with the answers.

#### **Sign By-Law Amendment**

The committee approved of adding to (h) (iv) of the Sign By-Law the words, "...more than once in a 24 hour period," after "No sign or any part thereof may move, flash, or otherwise change information."

#### **Trails By-Law and Animal Control By-Law**

Shirley passed out copies of the General By-Laws. The Trails By-Law had been requested by the Land Use Committee. Shirley had worked with that committee and the Town Forest Committee on the By-Law. The Animal Control By-Law had been requested by the Town Clerk as the state had changed and updated the dog regulations.

Patrick made a motion to adjourn and Ted seconded the motion. All were in favor and the meeting adjourned at 8:53 PM.

Respectfully submitted,  
Shirley Smith