

**Zoning By-Law Review Committee
Minutes
May 14, 2014**

Present: Patrick Doherty, Shirley Smith

The meeting was called to order at 7:00 PM. The committee reviewed the minutes from February 26, 2014. Patrick made a motion to accept the minutes. Shirley stepped down to second the motion. All were in favor and the motion passed.

Attorney General's Comments

Margaret had given Shirley the comments from the Attorney General on Section 3.01, uses of Land and Structures that had recently been passed at Town Meeting. The first comment was on prohibition of airports. Shirley pointed out that this prohibition had been in the by-laws for about 50 years. The AG approved the prohibition but suggested checking it out with the Aeronautics Division of MassDOT. Shirley sent them a message and is waiting for a response.

On the prohibition of power plants, the Ag said that 40A provides zoning protection to public service corporations. Patrick agreed that adding language to that effect would address this concern.

The last comment was related to item 69 in the Table of Uses and contained a warning to be careful in applying Site Plan Review to Amateur Radio Towers. Our Site Plan Review is very explicit in this area and Patrick pointed out that we only had to heed the warning.

Revised Accessory Dwelling Unit By-Law

Shirley related how the affordable housing projects she had been working on with Bill McHenry, the Affordable Housing Coordinator, had been taking too much of her time. Bill Ambrosino suggested removing the affordable component from the by-law. This was done and resulted in a simple, concise by-law with much clarity. There wasn't time to get it on the warrant for the June 25th Town meeting but it will be presented to voters in November.

Seventh Draft of the Village Center Overlay District

Shirley had inserted questions and concerns about possible objections and economic feasibility into the by-law for committee review. Since there was ample time on this, it was decided that Patrick would review the by-law later and bring his comments to the next meeting. The same procedure was followed with the amendments to Section 3.04, the Open Space Communities By-Law.

Use of Trails and Associated Areas By-Law

This was written at the request of the Land Use Committee but would be presented at Town Meeting by the Zoning By-Law Review Committee. A vote was therefore necessary. Patrick made a motion to accept the by-law. Shirley stepped down to second the motion. All were in favor and the motion passed.

Patrick made a motion to adjourn the meeting. Shirley stepped down to second the motion. All were in favor and the meeting adjourned at 7:30 PM.

Respectfully submitted,
Shirley Smith

