

**Zoning By-Law Review Committee  
Minutes  
February 27, 2012**

Present: Liana Moore, Shirley Smith

The meeting was called to order at 7:10 P.M. Liana offered a correction to the paragraph on parking regulations and then made a motion to accept the minutes as amended. Shirley stepped down to second the motion. All were in favor and the motion passed.

This was a very brief meeting to discuss the by-laws and amendments that were to be presented to the Planning Board following the public hearing to be held later that evening on the warrant articles for the April 10<sup>th</sup> Special Town Meeting. The by-laws and amendments were:

- A. Section 1.03, Delineation of Districts,
- B. Section 2.06 Sign By-Law Amendments,
- C. Section 1.02 Definitions Amendments,
- D. Section 1.05 Board of Appeals Amendments,
- E. Amendments to correct omission of article number and to delete and replace Section 3.01 with a new section, Use of Land and Structures;
- F. Off Street Parking and Loading,
- G. Amendments to rename Article III and an amendment to delete Section 4.01,
- H. Section 2.05 Amendment to delete prohibited uses,
- I. Section 1.06 Provisions for Applying for a Special Permit Amendment to delete (e), and
- J. Town of Mendon By-Laws, Amendment to delete Section 9, Chapter XI, Special Provisions.

**Section 1.03 Delineation of Districts**

This was a proposal to divide the Town into four districts: the Highway Business District, General Business District, General Residential District, and Rural Residential District. Shirley related her experience in tabulating hundreds of Master Plan surveys. Although residents were almost unanimous in their desire to retain the rural, New England character of the Town, many would like to see an expansion of business opportunities as long as the structures were of an architectural design that fit into the community. She pointed out that our recently passed Site Plan Review did provide and would require just such a design. The Highway Business District would be located along Rte. 140 to a depth of 800 feet. Its proximity to a major interstate highway and an airport made it a desirable location. Aside from this, the existing Business District would remain essentially the same but would be renamed as the General Business District.

As for the General Residential District, this would allow municipal and recreational uses as well as professional offices and craft shops. Shirley explained that originally this was going to encompass all of Mendon's more heavily traveled roads. However, since there was a National Registry Agricultural District on North Ave. and Bellingham Street was also primarily Agricultural, she recommended limiting this to Providence Street to the Hartford Ave. East intersection and Hartford Avenue East and West. She also said that Fred Lapham of Shea Engineering would be revising the Mendon Zoning Map in time for the public hearing to be held

on March 27<sup>th</sup>. These allowed uses would provide protection for the neighborhoods in the Rural Residential District, formerly known as the Residential District.

Liana said she wanted to add more applicable detail to the purpose sections of the districts and would have it for the next meeting. In addition, as agreed to in the February 20<sup>th</sup> meeting, Shirley had added a definition for split lots where one lot could be in two districts.

#### **Section 2.06, 1.02, 105, 4.01, 2.05 and 1.06**

There was no discussion of these amendments. Most consisted of either minor changes or housekeeping amendments.

#### **Section 3.01 Use of Land and Structures**

At the last meeting, there had been some confusion as to where buffer zone requirements should be inserted into the by-laws. Shirley had checked a number of other towns and had learned that, although some had a separate section for buffer zones, most had it in Delineation of Districts or as a note in the Table of Uses for Land and Structures. Liana had placed in the latter location and Shirley was in agreement.

#### **Off Street Parking and Loading**

Since Patrick had been unable to attend the meeting because of unforeseen circumstances, It was decided to postpone discussion for the next meeting.

#### **Town of Mendon By-Laws: Amendment to delete Section 9, Chapter XI, Special Provisions**

This was to repeal the prohibition against self-serve gas stations and was at the request of the Board of Selectmen.

The committee decided to wait until we could check with Patrick to find out when he would be available before setting a March meeting date.

Liana made a motion to adjourn. Shirley stepped down to second the motion. All were in favor and the meeting adjourned at 7: 46.

Respectfully submitted,  
Shirley Smith