

PLANNING BOARD
Meeting Minutes
Tuesday, September 23, 2014
Department of Community Development Conference Room
6:30 P.M.

Members Present: Mark Weinress, Grace Ryder-O'Malley and Brandon Quesnell.

Members Absent: John Golden, Dorothy Palanza and Marianne Clements.

Staff: Gloria McPherson, Town Planner.

Others: Mike Peregón, Bicycle Committee.

The meeting was called to order at 6:35 P.M.

1. **Work Session**

a) Finalize language of proposed Zoning By-Law Amendments:

- i. Proposed amendment to Article 4, Special Regulations, Section 4035, Commercial Design Standards, of the Zoning By-Laws, regarding pedestrian and bicycle circulation and infrastructure requirement for Commercial Developments and Redevelopments.

Mr. Peregón said that the Bicycle Committee reviewed the amendment and had some concerns. Ms. McPherson said that Town Counsel had asked to add “and Industrial Developments” to the heading of the section. Mr. Peregón asked about bicycle racks in residential developments. The Board is intending on re-writing the residential design standards in the Zoning By-Laws and will deal with bicycle racks at that point. In the meantime, the Board has been asking for bicycle racks to be installed in multi-family developments that come for site plan review.

Mr. Peregón said that the Committee agreed with the addition of inverted ‘U’, circular and post and ring racks. He asked how many bike racks would be required of any given property and if there would be provisions for opting out of the requirement. The Board said that it would be decided on a case-by-case basis and that an applicant could request a waiver from a requirement if they could not comply with the standard. Ms. McPherson said that if it didn’t make sense to require a bike rack if a property didn’t have adequate space and that the Board would not require it in that situation. She thought that a property in the GC Zone would not likely be asking for waivers.

Mr. Peregón suggested that it be specified that racks should be for public use and accessible to the public. He requested that the Board send the Committee a revised amendment for its review.

The Board discussed how to present the amendment at Special Town Meeting, requiring that signage indicating where bike racks were located on a property be required and whether and how it should require that bike racks be indicated on site plans. The Board decided to add the phrase “for public use” to Subsection 6, subparagraph d. after “Provision of bike racks...”

- ii. Proposed amendment to Article 2, Section 2400, Use Regulations, to add a section regarding Mobil Storage Structures.

The Board reviewed the changes to the amendments. The Board corrected a mistake in the alphabetizing of the subsections. The Board discussed the screening requirement for storage structures.

b) Finalize language of proposed General By-Law Amendment:

- i. Proposed amendment to Article 3, General Requirements, Section 3430, Illumination, regarding outdoor lighting design standards.

Ms. McPherson cross-referenced everything to make sure it made sense. The Board discussed the possible consequences of deleting the illumination requirements from the Zoning By-Laws and having the proposed lighting by-law in the General By-Laws defeated. Ms. McPherson said she had decided not to ask Town Meeting to delete the illumination requirements in the Zoning By-Laws.

Ms. Ryder-O'Malley met with Acting Police Chief Jim Golden. Outside of normal business hours, if there were a complaint, the police would investigate. Acting Police Chief Golden requested the light meter that the police would be using be easy to operate and understand.

The Board was concerned about the legalese used in the revised amendment. Ms. McPherson will revise the language in an effort to simplify it.

Under subsection 16-3 A (1) and (2), the Board added 'per fixture' after '1,100 lumens' to clarify. In subsection 16-4, A, the word 'is' was stricken. In subsection 16-6, A (3), the Board struck the phrase "subject to appropriation". In subsection 16-6, A (6), the Board corrected the word 'or' to read 'of' and decided to reinstate subparagraph (7) and reinstate the phrase "vehicular and bicycle light sources" as subparagraph (8).

- ii. Vote to insert into the Warrant for the October 27, 2014 Special Town Meeting.

There was a motion by Grace Ryder-O'Malley to insert into the Warrant for the October 27, 2014 Special Town Meeting the proposed amendments to the Zoning and General By-Laws as revised at the Planning Board meeting of September 23, 2014. The motion was seconded by Mark Weinress. VOTE: 3-0-0.

- c) Review and approve the minutes of August 28, 2014: ***A motion was made to approve the language as written. The motion was seconded by Mark Weinress. VOTE: 3-0-0.***

September 9, 2014: A motion was made to approve the language as amended. The motion was seconded by Mark Weinress. VOTE: 3-0-0.

September 11, 2014: *A motion was made to approve the language as amended. The motion was seconded by Mark Weinress. VOTE: 3-0-0.*

- d) Any other business that may properly come before the Board: Ms. McPherson asked if anyone was interested in attending the Citizen Planner Training Collaborative courses. She said that there will be a regularly scheduled Planning Board meeting on Thursday, September 25th and the public hearing for the Zoning and General By-Law amendments will be on Monday, October 20th at 6:30 P.M. in the Judge Welsh Room. At the October 9th meeting, the Board will discuss who will present the amendments at Special Town Meeting.

There was a motion by Grace Ryder-O'Malley to adjourn the Planning Board meeting at 8:10 P.M.

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2014
Mark Weinress, Chair