

Planning Board & Residents Working Group Meeting Minutes 2019-07-18
Braintree Town Hall

In Attendance:

Suzanne Hamilton
David Killeffer
Dick Wentzel
Tim Burke
Jen Wadland
Greg Wilson (called in)
Matthew Sisk (called in)
Trisha Keegan (called in)
Kathy Corbo (arrived 7:52pm)

Not Present:

Rich Bielecki
Rich Bryan
Lee Castignetti
Andrew Kaye
John Millholland
Gregg Quinn

Full Committee:

Richard Bielecki
Richard Bryan
Tim Burke
Lee Castignetti
Kathy Corbo
Susanne Hamilton
Andrew Kaye
Tricia Keegan
David Killeffer
John Millholland
Gregg Quinn
Matthew Sisk
Jennifer Wadland
Richard Wentzel
Greg Wilson

Meeting Agenda for 2019-07-18

Posted Meeting Agendas and Approved Meeting Minutes can be found at:

<https://braintreema.gov/AgendaCenter/Search/?term=&CIDs=38>

There is an issue with the public zoning group email (zwg@braintreema.gov) not working correctly to solicit comments from the public - this is still being worked on actively and should be resolved soon.

GOALS/OBJECTIVES:

Continue reviewing Table of Uses, last week finished reviewing Table of Uses up through “Business; Other” including “Adult Uses”

Meeting Minutes 2019-07-18

Christine Stickney from Planning Dept. joined us during the meeting as well.

The Town Council was sent a letter from J. Loreen Kobeck (at 972 Liberty St.) who is concerned about the proposed zoning changes and her property, and this was shared with our committee (letter was sent May 19, 2019). She asked Charlie Ryan to consider re-zoning her property to “General Business”, instead of being zoned split between Residential and General Business as it is today.

Committee review of the "Table of Principal Uses" document

Picking up “Production Uses” section from "Table of Uses”:

NOTE: committee will not be considering the definitions of usages in the Transition District (TD) or Village Center (VC) because we will be revisiting these districts and their applicability later. For the purposes of these definitions, we will consider all the other districts exempt TD and VC.

Production Uses

Alcoholic beverage production - this is a new definition; only allowed by special permit in HB (Highway Business) and C (Commercial). Some discussion about usage of water, power, etc. for alcoholic beverage production uses and some concern over the impact on town infrastructure. Some discussion over possibly allowing these uses by special permit in GB. Committee ok with these uses.

Contractor's yard - ok with these uses (special permit only in C)

Flex building - Ordinance & Rules division recommended changing use by-right in C district to be changed to special permit. Also only allowed by special permit in HB. Some discussions about what the definition of a "Flex Building" is, and how loose the definition is in the proposed zoning; also discussed the RecycleWorks on West St., and how this use might allow them to expand without additional oversight or review. *Will come back to this use for further discussion later.*

Fuel storage, bulk - this is not allowed in any zone now; but a new overlay was created for the Citgo location next to BELD to allow them to stay. Ok with these uses.

Hazardous waste facility/transfer station - this is for Clean Harbors in an overlay district. Ok with these uses.

Heliport - ok with these uses.

Industrial, heavy - new definition; not allowed in any district. Ok with these uses.

Industrial, light - only allowed by special permit in HB, and allowed by right in C. Lots of discussion about this particular topic; question over whether we want to allow manufacturing in Braintree. *We will come back to this use for further discussion later; look also at the definition of "Research and Development" and the manufacturing of finished products and how that relates here.*

Marine-dependent use - special permit in HB, C, and Open Space. Ok with these uses.

Public utility yard - ok with these uses, *but would like to review how the changes on the map to the zoning areas would potentially allow public utility yards in new places in town*

Quarry - changed to not allowed in any zone. Ok with these uses.

Recycling station/redemption center - allowed by special permit in C. Some discussion about separating the definitions of “recycling station” and “redemption center” because they are totally different things. Definition of this use would match what RecycleWorks on West St. does. *Would like to separate these definitions into two separate things, and then discuss whether we would like to allow either one in any districts in town.*

Research and development - some discussion about how this relates to “Industrial, light”, and also how the town might want to encourage Life Science R&D, and so maybe change to allow R&D by-right in HB. *Will wait to discuss this in more detail along with “Industrial, light”.*

Sidebar: there was some discussion about creating some new zones to encourage businesses in certain areas but not in other areas.

Self-storage facility - ok with these uses

Solid waste disposal facility or transfer station - this is to cover the trash transfer station we currently have across from the T. When we all vote we can determine whether or not we want to allow this by special permit in C district.

Transportation terminal - definition needs to be updated to be a bit clearer. Will be SP only in C district. *When we go through the maps, look at any transportation terminals that are abutting residential areas, and may generate complaints.*

Warehouse and distribution, wholesale/bulk - some discussion about this definition and “Warehouse and distribution, retail” and how they are the same/different, how Amazon would fit under these (for example, Amazon currently came into town under the “transportation terminal” definition). Would like to potentially make another definition for warehousing to better define operations in town like Amazon. *Committee should re-visit these warehouse and distribution definitions before deciding within which zones they should be allowed or not.*

Warehouse and distribution, retail - *Committee should re-visit these warehouse and distribution definitions before deciding within which zones they should be allowed or not.*

Wireless communication facility -

A request to O&R came in to create a new use for “Amateur Radio”.

Now looking at the “Table of Accessory Use Regulations”, p. 27

Residential Accessory Uses:

Accessory apartment - O&R is recommending to remove this definition, so this will be removed from the proposed zoning

Agriculture, home - ok

Bed & breakfast - ok

Day care, family home - ok with these uses

Home occupation - will review Sec. 6.8

Institutional/Semi-Public Uses

Dormitory - by making these accessory uses only by special permit, the town can have input and oversight over any dormitory construction (and we cannot explicitly disallow dormitory accessory use). Committee recommends making it a SP for all zones since then the town would have administrative site plan review over any new dormitory construction.

Conservation, Public Recreation, Agricultural Uses

Farm Stand - ok with these uses

Playground - recommend changing the accessory use to be allowed in all districts. *Some discussion of the definition of “playground” so that it could be used for say a hotel, but the current definition only states that “playground may only be accessory to a municipal public park or school property”, but we may want to allow accessory playground use to other types of buildings. Update the definition*

of “playground” to be more expansive.

Next time we will pick up at the “Business Accessory Uses” on p. 27.

Meeting Closing

Proposed next meeting will be July 22 at 7pm (meet with the Town Council’s Ordinance & Rules Division), and the following meeting will be Aug. 8 at 7pm.

Motion to adjourn, seconded. Meeting ended at 9:27pm.