



Braintree Town Council Committee on Ordinance & Rules

One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

David Ringius, Jr, Chairman
Shannon Hume, Vice- Chairman
Julia Flaherty, Member
Charles Ryan, Member

Wednesday, July 26, 2023 MINUTES

A meeting of the Committee on Ordinance & Rules was held Remote via Zoom Webinar on Wednesday, July 26, 2023, beginning at 5:00pm.

Chairman Ringius was in the Chair.

Clerk of the Council, Susan Cimino conducted the roll call to begin the meeting

Present: David Ringius, Jr, Chairman
 Shannon Hume, Vice-Chairwoman
 Julia Flaherty, Member
 Charles Ryan, Member
 Meredith Boericke, Council President

Also Present: Margaret Laforest, Chief of Staff
 Melissa SantucciRozzi, Director of Planning & Community Development

David Ringius, Jr, Chairman of the Committee on Ordinance & Rules asked for a moment of silence for our first responders and all those serving home and abroad.

Approval of Minutes

- **February 1, 2023**

Motion made by Councilor Ryan to approve Minutes of February 1, 2023

Motion: by Councilor Ryan to approve Minutes of February 1, 2023

Second: by Councilor Flaherty

Roll Call Vote: For (4 – Flaherty, Hume, Ringius, Ryan), Against (0), Absent (0), Abstain (0)

- **April 5, 2023**

Motion made by Councilor Ryan to approve Minutes of April 5, 2023.

Motion: by Councilor Ryan to approve Minutes of April 5, 2023

Second: by Councilor Flaherty

Roll Call Vote: For (4 – Flaherty, Hume, Ringius, Ryan), Against (0), Absent (0), Abstain (0)

Old Business

- **None**

New Business

- **23 041 Braintree Planning Board: Proposed Zoning Bylaw Text Amendments Section 135-102 Definitions or take up any action related thereto**

Chairman Ringius asked if there is anyone from the Mayor's staff that would like to speak.

Director SantucciRozzi on behalf of the Planning Board who submitted some zoning text amendments on May 23, 2023 to the Town Council. What is in front of you is some definitions for some new uses we would like to create. We have the use table and how these uses would fall into the various zoning districts and also some parking requirements to go along with these uses as well.

Production Studio

A full-service enterprise offering the entire range of production and post-production services necessary to create a motion picture and all other forms of movie, television and streaming material, including costumes, props, cameras, sound recording, crafts, sets, lighting, special effects, dressing and bathing facilities and food service.

Brewery with Tap Room

An establishment that produces and packages alcoholic and non-alcoholic ales, beers, hard ciders, and/or other craft beverages to be purchased, served and consumed on-site and off-site. Retail and

wholesale sales of beverages for off-site consumption is permitted in keeping with the codes and regulations of the Town of Braintree and State of Massachusetts. Brewery Production Tours and Tastings are allowed to be served and consumed on site. Service of craft beverages must be in conjunction with and provide for the service of food (in house or mobile).

Brewery Production

An establishment that produces ales, beers, hard ciders, and/or other crafty beverages to be consumed off-site. Retail and wholesale sales of beverages for off-site consumption is permitted in keeping with the codes and regulations of the Town of Braintree and State of Massachusetts. On site service and consumption is allowed only for Brewery Production Tours and Tastings

Function/Conference Facility

An establishment that contains rooms and spaces both Indoor and Outdoor, which is available for rent or lease by the public for the holding of banquets, meetings, conferences, receptions, parties, or other similar events

Chairman Ringius asked if there were any committee members that would like to speak.

Councilor Ryan asked if the Planning Board voted in favor of this?

Director SantucciRozzi stated it was a favorable recommendation 3/1/0 with member Grove voting in opposition.

Councilor Hume asked if there are any particular businesses that these are being put forward to accommodate?

Director SantucciRozzi stated we started working on this about the time of the potential studio over at Banner Park. The brewery front we had an inquiry about a year and a half ago from a group of young individuals who wanted to do something on a more smaller scale in South Braintree Square and we didn't have the definition in place. We can't do light manufacturing there. We are trying to listen to the community. The owner of Alba is looking at the location at 589 Granite Street for potential function facilities as well.

Councilor Hume asked that a brewery will be allowed in the Landing?

Director SantucciRozzi stated yes with a special permit, understanding that smaller sites and smaller buildings we might need a bit more review.

Councilor Hume stated that is good because parking is already bad in that area.

Councilor Flaherty stated is the Widow Maker light manufacturing and not why they have food?

Director SantucciRozzi stated we were under the impression that the production would have tastings. They have a special permit and do the food trucks.

Councilor Flaherty stated I support this and think it is good to pair food with alcohol.

Chairman Reynolds stated during the budget we recognized we need to be open to new forms to bring revenue into town. These are all uses to bring revenue into town. Its been hard to find function facilities since some closed during COVID. For Function/Conference Facilities, I agree to have the parking needs be on a case by case basis.

Margaret Laforest stated the Mayor offers his support of these Definitions and updates of the Use Table. Braintree is well positioned to bring in some of these businesses. This is a great step forward.

Chairman Ringius asked if there is a motion for Order 23 041

Motion made by Councilor Hume for favorable recommendation to the full Council Order 23 041.

MOTION: To amend Section 135-102 Definitions as submitted

Motion: by Councilor Hume for favorable recommendation to the full Council to approve Order 23 041

Second: by Councilor Ryan

Roll Call Vote: For (4 – Flaherty, Hume, Ringius, Ryan), Against (0), Absent (0), Abstain (0)

• **23 042 Braintree Planning Board: Proposed Zoning Bylaw Text Amendments Section 135-601 Table of Principle Uses or take up any action related thereto**

Chairman Ringius asked if there is anyone from the Mayor’s staff that would like to speak.

Director SantucciRozzi explained the Table of Principle Uses:

Amend Section 135-601 Table of Principle Uses (add the following new uses):

Use:	RA	RB	RC	C123	GB	HB	C	OSC	BWLD
Production Studio	NO	NO	NO	NO	NO	YES	YES	NO	NO
Brewery with Tap Room	NO	NO	NO	NO	SP	YES	YES	NO	SP
Brewery Production	NO	NO	NO	NO	NO	YES	YES	NO	NO
Function/Conference Facility	NO	NO	NO	NO	NO	SP	SP	NO	NO

Chairman Ringius asked if there were any committee members that would like to speak.

Chairman Ringius asked if there is a motion for Order 23 042

Motion made by Councilor Hume for favorable recommendation to the full Council Order 23 042.

MOTION: To amend Section 135-601 Table of Uses as submitted

Motion: by Councilor Hume for favorable recommendation to the full Council to approve Order 23 042

Second: by Councilor Ryan

Roll Call Vote: For (4 – Flaherty, Hume, Ringius, Ryan), Against (0), Absent (0), Abstain (0)

• **23 043 Braintree Planning Board: Proposed Zoning Bylaw Text Amendments Section 135-806 Schedule of Off-Street Parking Requirement or take up any action related thereto**

Chairman Ringius asked if there is anyone from the Mayor’s staff that would like to speak. Director SantucciRozzi explained the Schedule of Off-Street Parking Requirements:

Amend Section 135-806 Schedule of Off-Street Parking Requirements (to add the following Parking Requirements)

Use:	Parking Requirement
Production Studio	1 Parking Space per 700 Sq. Ft.
Brewery with Tap Room	Production Area: 1 Parking Space per 1,000 Sq. Ft. Tap Room: 1 Parking Space per 3.5 Seats
Brewery Production	Production Area: 1 Parking Space per 1,000 Sq. Ft. Dedicated Tasting Area: 1 Parking Space per 500 Sq. Ft.
Function/Conference Facility	To be set by the Planning Board per 135-806B

Director SantucciRozzi stated the reason for the Function/Conference Facility parking requirements being set on a case-by-case basis is the days of your traditional function has progressed to all different kinds of functionality. Based on if a seated function, stadium style or lecture hall or more of a cocktail style.

Chairman Ringius asked if there were any committee members that would like to speak.

Chairman Ringius asked if there is a motion for Order 23 043

Motion made by Councilor Hume for favorable recommendation to the full Council Order 23 043.

MOTION: To amend Section 135-806 Schedule of Off-Street Parking Requirements as submitted.

Motion: by Councilor Hume for favorable recommendation to the full Council to approve Order 23 043

Second: by Councilor Ryan

Roll Call Vote: For (4 – Flaherty, Hume, Ringius, Ryan), Against (0), Absent (0), Abstain (0)

It was unanimously voted by Roll Call to adjourn the meeting at 5:31 p.m.

Respectfully submitted,
Susan M. Cimino, Clerk of the Council

Documents provided for Meeting

- 23 041 Braintree Planning Board: Proposed Zoning Bylaw Text Amendments Section 135-102 Definitions or take up any action related thereto
- 23 042 Braintree Planning Board: Proposed Zoning Bylaw Text Amendments Section 135-601 Table of Principle Uses or take up any action related thereto
- 23 043 Braintree Planning Board: Proposed Zoning Bylaw Text Amendments Section 135-806 Schedule of Off-Street Parking Requirement or take up any action related thereto