

Planning Board & Residents Working Group Meeting Minutes 2019-06-20
Braintree Town Hall

In Attendance:

Susanne Hamilton
David Killeffer
Matthew Sisk
Dick Wentzel
Tim Burke
Rich Bryan
John M. Millholland
Jen Wadland
Greg Wilson (called in)
Kathy Corbo (arrived late, 7:25)
Jen Wadland

Not Present:

Rich Bielecki
Greg Quinn
Andrew Kaye
Trisha Keegan

Full Committee:

John M. Millholland
Rich Bielecki
Greg Quinn
Andrew Kaye
Richard Bryan
Greg Wilson
Matthew Sisk
Lee Castignetti
Kathy Corbo
David Killeffer
Trisha Keegan
Susanne Hamilton
Tim Burke
Dick Wentzel

Meeting Agenda for 2019-06-20

GOALS/OBJECTIVES:

Continue reviewing Definitions, starting at Page 134 (finished up through "Buffer" at last meeting)

Meeting Minutes 2019-06-20

Definition Review

If the committee has no questions or issues with a stated definition, it will be marked as "OK". If there are issues the committee wants to explore further, notes will be taken and the definition may be taken up for more discussion at a future meeting.

Buildable Area - ok

Building Coverage - some discussion about this definition; parking garages are not included in the building calculation. Question: Is the parking garage size calculation included in the building coverage amount of the South Shore Plaza?

Building Line - ok

Building Permit - ok

Building - ok

Bulkhead - ok

Business Area - ok

Business of Professional Office - ok

Canopy - ok

Capacity of an Intersection - some discussion around where "the maximum number of vehicles can reasonably be expected to be processed through an intersection" comes from. Christine Stickney said that definition comes from an ITE Manual.

Car Wash - ok

Catering Service - ok

Cemetery - ok

Certificate of Occupancy - ok

Change of Use - ok

Cinema - ok

Clearing - ok

Commercial Area - ok

Commercial Printing, Publishing - ok

Common Driveway - ok

Community Center - ok

Compaction - ok

Compensatory Flood Storage - ok

Conference Center - ok

Congregate Residence - Planning Dept. will be working with Town Council on this definition as it relates to group homes.

Conservation, Passive Recreation - ok

Construction - this will be re-sent to Town Solicitor to get clarification

Continuing Care Retirement Community - ok

Contractor Yard - ok

Convenience Store (or Mini-Mart) - ok

Copy Center - ok

Crematorium - ok

Critical Facility -

Cut - ok

Day Care, Commercial - ok

Day Care, Adult - want to add a definition of congregate care?

Day Care, Child Care Center - lots of discussion about this definition. Would like to get clarification on this definition.

Day Care, Family Home - lots of discussion about this definition. Would like to get clarification on this definition.

Daytime - why does the definition of daytime not include Sunday? Get clarification on why Sunday isn't included in the definition.

Decibel (DB) - ok

Demolition - ok

Depth of Cut - ok

Depth of Fill - ok

Design Year - ok

Detached - ok

Developed Outdoor Recreation Space - ok

Developer (or Agent of the Owner) - ok

Development - ok

Distribution, Retail - ok

Distribution, Wholesale/Bulk - ok

Disturbed Area - ok

Dock, Floating - ok

Dock, Permanent - ok

Dormitory - some discussion on this definition. Some feel this seems like spot zoning definition by having this included and expanding the definition of dormitory to junior high school students. Schools are exempt from zoning, but by having the definition in the bylaws the Town has some leeway with site plan review. May discuss this issue further when the Committee discusses the Table of Uses.

Drainage Area, Watershed Contributing - ok

Drainage System - ok

Drainage - ok

Drive-Through Service - ok

Driveway - ok
Dwelling - ok
Dwelling Unit -
Dwelling Unit in Mixed-Use Development - ok
Dwelling, Single-Family Detached - ok
Dwelling, Single-Family Townhouse - ok
Dwelling, Two-Family - ok
Dwelling, Two-Family, Conversion - ok
Dwelling, Multifamily - ok
Dwelling, Multifamily, Small-Scale - ok
Earth Material - ok
Easement - ok
Educational Use, Non-Exempt: ok
Elevation - ok
Emergency Work - ok
Erected - ok
Erosion Prevention - ok
Erosion - ok
Excavation - ok
Exceptional Peak Period - ok
Farm Stand - ok

Fence - add "vinyl" as a fencing material.

Fill Material - ok
Fill - ok
Fire Lane - ok
Flexible Development - ok
Flex Building - ok
Floodplain - ok
Flood proof - ok
Floodway - ok
Floor Area Ratio (FAR) - ok
Food Production, Large Scale - ok

Food Truck - Councilor Kokoros wanted some additional review and refinement of this definition. Questions on where food trucks would be allowed based on use table.

Frontage, Lot - ok
Frontage Requirement - ok

Fuel Station - add "for sale" to the definition of fuel

Fuel Station, Alternative Accessory - ok
Fuel Storage, Bulk - ok
Funeral Home - ok
Garage, Nonresidential - ok

Garage, Residential - should look at the dimensional restrictions and discuss when we reach Table of Uses

Gasoline Service Station and Repair Garage - some discussion on the issue where you

can have a gas station and a repair/body shop in the same structure (e.g., the gas/service stations in the Squares)

General Business Area - ok

Golf Course - ok

Grade, Average Finished - ok

Grade, Existing - ok

Grade, Finished - ok

Grade, Natural - ok

Grade - ok

Grading - ok

Gross Floor Area - some discussion over how basement space is calculated and whether or not it is included in the calculation if the basement is used for occupancy, or storage. Would like to have this definition clarified to be more explicit on including/excluding basement square footage and under what conditions, and how it relates to Floor-To-Area Ratio (FAR). There seems to be some contradictions with this definition and calculating F.A.R.

Hazardous Material or Waste, Household Quantity of - ok

Hazardous or Toxic Materials - ok

Hazardous Waste Facility - ok

Hazardous Waste Transfer Station - ok

Height, Building or Structure - ok

Heliport - ok

Highly Erodible Soils - ok

Highway Business Area - ok

Home Occupation - ok

Hospital - ok

Hotel - would like some clarifications on the room numbers, and why they are what is listed.

Household - some discussion on this definition, and why the numbers are selected. Would like some clarification on why the numbers were selected. Several committee members would like to the the explicit calling out of the numbers allowed in a household removed.

Impacted Street - ok

Impervious Surface -ok

Industrial, Heavy - ok

Industrial, Light - ok

Inert - ok

Junk - ok

some discussion of adding "Junkyard" definition back in (since it was omitted in the draft) - or put into the draft that we want to prohibit any future junkyards (except for existing McConnell junkyard)

Kiosk, Freestanding Exterior - ok

Land Disturbance - ok

Landscaping - ok
Lawn and Garden Center - ok
Level of Service (LOS) - ok
Library - ok
Live Performance - ok
Loading Space/Bay - ok
Long-Term Care Facility - ok
Long-Term Care Facility Conversion - ok
Lot - ok

Lot Area - would like to get this definition clarified, perhaps simplified

Lot Coverage - ok
Lot Depth - ok
Lot Line - ok
Lot Line, Front - ok
Lot Line, Side - ok
Lot Line, Rear - ok

Lot Width - some questions around how this is calculated; will review when going over dimensional requirements

Lot, Corner - ok
Low or Moderate Income - ok
Marijuana for Medical Use - ok
Marijuana - ok
Marine-Dependent Use - ok
Medical Facility - ok
Medical Laboratory - ok
Mixed-Use Development - ok
Motor Vehicle and Equipment Related Business, Heavy -

Auto Repair Service, Auto Body Work - need to update definition to include commercial vehicles to this definition

Motor Vehicle and Equipment Towing and Storage -
Motor Vehicle and Equipment Related Businesses, Light -

Auto Repair Service, Non-Auto Body Work - need to update definition to include commercial vehicles to this definition

Motor Vehicle and Equipment Sales, Rental and Lease -
Motor Vehicle - ok
Motor Vehicle, Commercial - ok
Motor Vehicle, Light - ok
Motorcycle - ok
Muffler or Sound-Dissipative Device - ok
Municipal Facility - ok
Municipal Public Park - ok
Museum - ok
Nonconforming Structure - ok
Nonconforming Use - ok

Obscene Entertainment - ok
Office Park - ok
Open Space, Landscaped - ok
Open Space - ok
Open Space and Conservancy Area - ok
Organic Material - ok
Outdoor Storage - ok
Parking Facility, Commercial - ok
Parking Facility - ok
Parking Space - ok
Pass-by Trips - ok
Peak Period, Evening - ok
Peak Period, Morning - ok
Peak Period, Saturday - ok
Perimeter - ok
Permitted Use - ok
Person - ok
Personal Services - ok
Personal Services, Body-Related - some discussion as to why piercing facilities are not included. Also why the change to not limit these locations to within 1000 ft. of a school was removed.
Pier - ok
Place of Worship - ok
Playground - ok
Postal Service - ok
Preexisting Use - ok
Premises - ok
Primary Containment - ok
Principal Use - ok
Professional & Arts Organizations, Schools and Studios - ok
Public Utility Yard - ok
Qualified Affordable Housing Purchaser or Tenant - ok
Quarry - ok
Quarry Operation - ok
Reconstruction - ok
Recreation Facility, Commercial - ok
Recreational Vehicle - ok
Recycling Station/Redemption Center - ok
Registered Marijuana Dispensary (RMD) (or Medical Marijuana Treatment Center) - ok
Registered Professional Engineer or Land Surveyor - ok
Release - ok
Research and Development - ok
Residential Area - ok
Restaurant, Sit-Down - ok

Retail Store - ok
Retaining Wall - ok
Riding Stable - ok
Rod and Gun Club - ok
Scarification - ok
School - ok
Screening - ok
Secondary Containment - ok
Self-Storage Facility - ok
Setback - ok
Shed - ok

Shopping Center, Regional - questions over why multi-family dwellings are included in this definition. Several committee members wanted to remove the multi-family dwellings from the definition. Group would like to revisit this definition at a later time to discuss in more detail.

Shopping Center - ok

Will pick up the next set of definitions on p. 151 with "Signs" next week 6/27/2019.

Proposed meeting in July to go over Flexible Development (Sec. 6.5) and Inclusionary Housing (Sec. 6.1) at the meeting in July - **proposed meeting time will be July 18, 2019 at 7pm.**