

Planning Board & Residents Working Group Meeting Minutes 2019-06-27
Braintree Town Hall

In Attendance:

Suzanne Hamilton
David Killeffer
Tim Burke
Lee Castignetti
Dick Wentzel
Rich Bryan
John M. Millholland
Jen Wadland
Greg Wilson (called in)
Matthew Sisk (arrived at 7:15pm, left at 7:58pm)
Trisha Keegan (arrived at 7:42pm)

Not Present:

Rich Bielecki
Greg Quinn
Andrew Kaye
Trisha Keegan
Kathy Corbo

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 2019-06-27

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 being worked on actively and should be resolved soon.

GOALS/OBJECTIVES:

Continue reviewing Definitions, skip Sign definitions (will review in the main 10+ page section on signs in the proposal), starting at Page 152. Move onto the Table of Uses and begin reviewing those.

Meeting Minutes 2019-06-27

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.

Signal Phase - ok

Site Plan - ok

Site - ok

Slaughterhouse - ok

Slope - ok

Soil - ok

Solid Waste Disposal Facility - ok

Solid Waste Transfer Station - ok

Special Permit Granting Authority - ok

Stockpiling - ok

Stormwater Runoff - ok

Story Above Grade - ok

Story - ok

Story, Half - building inspector would like to have this definition slightly modified to match the existing Building Code definition of a Story, Half. Committee agrees to that change to unify the codes.

Streets:

Street or Way - ok

Street, Arterial - ok

Street, Collector - when Committee reviews Traffic section, ask the Traffic Engineer to bring charts of existing streets and their classifications so that the committee can gauge what these classifications means.

Street, Subcollector - ok

Street, Residential - ok

Street Wall Line - ok

Structure - ok

Study Area - ok

Substantial Improvement - ok

Tattooing - ok

Temporary Storage Container - ok

Terrace - ok

Theater - ok

Topsoil - ok

Transportation Terminal - ok

Trip - ok

Trip Assignment - ok

Trip Rate - ok

Two Family Dwelling - ok

Use - ok

Variance - ok

Vibration - ok

Warehouse - ok

Water Body - ok

Wetlands - ok

Wholesale - ok

Wireless Communication Facility - ok

Yacht Club - ok

Yards:

Yard, Front - ok

Yard, Minimum Required - ok

Yard, Rear - ok

Yard, Side - ok

Yard - ok

Zoning Board of Appeals - ok

Zoning District - ok

some discussion to add a definition of "Planning Board", since we have a definition for Zoning Board of Appeals; will add that "Planning Board" definition

Committee review of the "Table of Principal Uses" document

The Town Council Ordinance & Rules Division reviewed this document on 5/21/2019, and the committee is now reviewing this section as well.

Christine Stickney from Planning Department is here to help committee review these tables, as well as Russ the Building Inspector.

Single family residential dwellings will no longer be allowed in the General Business District under the table of use proposed changes by Ordinance & Rules. Committee is OK with this change.

Likewise, two family residential dwellings will no longer be allowed in the General Business District under the table of use proposed changes by Ordinance & Rules. Committee is OK with this change.

Dwelling, single-family conversion to two-family in General Business district was previously allowed by Special Permit, changes on 5/21/2019 at Ordinance & Rules will not allow this anymore. Committee is OK with this change.

Dwelling units in mixed-use development was previously allowed by special permit in the General Business district, but will now be allowed by-right in General Business. Also would be allowed by-right in Highway Business. Lots of discussion on these points, and several in disagreement with granting these by-right.

Liz Paige asked to request that Dwelling units in mixed-use development be changed to Special Permit in Transition District, Village Center, General Business. Several committee members agree with these changes.

Committee decided to cross-reference the dwelling units in mixed use development with the dimensional requirements table before making a recommendation on this issue.

Dwelling, multifamily would be allowed by special permit in the General Business district.

Flexible development will be allowed by Special Permit in Res A, Res B, Res C.

Long Term Care Facility Conversion would be allowed by Special Permit in RA, BWLD, and not allowed at all in Commercial District. Facility must have been in service for at least 10 years, be out of service for 1 year or more, and then later could be converted to residential properties.

Institutional Residential Uses

Congregate Housing - putting off reviewing this because the definition of congregate housing sounds very similar to group home, which is exempt from zoning. Awaiting

clarification from town legal department on the definition of “congregate housing” before addressing the table of uses for this type.

Continuing Care Retirement Community - Will hold off on this awaiting clarification of the definition of “continuing care retirement community” before looking at this.

Long-term care facility - change is to not allow these in Res B or Res. C., and allow by Special Permit in BWLD.

Assembly Hall -

Cemetery - changed to not allow in Res A, B, C - all ok with these changes.

Cemetery with Crematorium - changed to not allow in Res. A, Res B. Only allowed by special permit in OSC - all ok with these changes.

Community Center - some discussion over whether or not to allow Community Centers should be allowed in Res. B and Res C. Several committee members would like to change to disallow community centers in Res. B and Res C. Committee recommends disallowing community centers for Res. B and Res. C.

Library or museum - some discussion about changing the table of uses to disallow Libraries and Museums from Res. A, Res. B, and Res C. Committee is ok keeping the definition of “Library and Museum” together, but recommends disallowing them from Res A, B, and C.

Municipal Facility - some discussion around distinction between public buildings, and critical infrastructure properties such as pumping stations, sewage stations, electrical transformer stations, etc. Committee would like to distinguish between buildings like American Legion and core infrastructure.

Municipal Public Park - places like Splash Pad, etc. OK with this use table.

Place of Worship, School - all OK because zoning has no control over these.

Boathouse, Marina - OK with these tables

Golf Course - OK with these tables

Recreation facility, commercial - OK

Riding stable - OK

Rod and gun club - town council asked that change zoning of Braintree Gun Club to be

Commercial, but some members of committee want to leave this zoned as Open Space. Other option would be for creating a separate overlay district. Some concerns about changing the zoning for the gun club. Committee would like to discuss further, and would like to reach out to the club to get their feedback.

Yacht Club - OK

Proposed next meeting will be July 10 at 7pm.

Will meet with Town Council at Ordinance & Rules on July 22 at 6pm (Susanne will confirm time).

Motion to adjourn, seconded. Meeting ended at 9:30pm.