Planning Board & Residents Working Group Meeting Minutes 2019-10-17
Braintree Town Hall

In Attendance:
David Killeffer
Andrew Kaye
Jen Wadland
Kathy Corbo
Dick Wentzel
Janet Daylor
John M. Millholland
Susanne Hamilton
Tim Burke
Matthew Sisk (arrived at 7:57pm)

Not Present:
Greg Wilson
Trisha Keeghan
Lee Castignetti
Greg Quinn
Richard Bryan

Full Committee:
David Killeffer
Greg Wilson
Janet Daylor
Kathy Corbo
Jen Wadland
Lee Castignetti
Andrew Kaye
Greg Quinn
John M. Millholland
Richard Bryan
Dick Wentzel
Matthew Sisk
Rich Bielecki
Susanne Hamilton
Trisha Keeghan
Tim Burke
Meeting Agenda for 2019-10-17

Reviewing remainder of Sec. 6, focusing on sections dealing with multi-family housing and allowable units per acre.

Reviewing Sec. 6.2, Multifamily and Small Scale Multifamily Dwellings

Committee has Planning Dept. member Christine Stickney present to help review definitions, explain what has changed in the zoning proposal from the existing zoning bylaws.

Some questions about the density requirements for small-scale multifamily units - proposed zoning would allow up to 20 units of small scale multifamily housing, but in transition district would only allow 12 units per acre. Several people felt that allowing 20 units per acre is far too dense.

Reviewing Sec. 6.3 Two-Family Dwelling Conversion

Last year town had at least 5 two-family conversions. There is a concern with “de-facto” two-family conversions being created in town with the creation of in-law apartments, which effectively become two-family units.

Reviewing Sec. 6.4 Long-Term Care Facility Conversion

The parking requirement for multi-family and small-scale multifamily is one parking space per bedroom; the parking requirement for long-term care facility is one parking space per bedroom also. There is some concern that these requirements will not allow for sufficient parking overall.

There is also some concern that by allowing long-term care conversions, the economics may persuade owners/operators of long-term care facilities to covert to condos/residences and stop operating as a long-term care facility.
Committee already reviewed Sec. 6.5 Flexible Development previously

Skipping Sec. 6.6 Trailers as Dwellings, because this section remains largely unchanged

Skipping Sec. 6.7 Accessory Apartments because this section is being removed from the zoning proposal

Reviewing Sec. 6.8 Home Occupation

Reviewing Sec. 6.9 Registered Marijuana Dispensary (Medical Marijuana Treatment Center)

Zoning Proposal intended to restrict use of these types of facilities to Highway Business zones. Some discussion of creating a possible overlay area so that the town could control where such a business would be allowed. Some consensus that we recommend for medical marijuana that an overlay district be created/considered in Highway Business, otherwise we would not recommend this section at all (since HWB is adjacent to residential homes in several places).

Sec. 6.10 Adult Use

Some discussion of creating a special overlay district for adult uses to limit where adult use establishments can be located - or review this section to ensure that adult use establishments can’t be located in undesirable locations.

Sec. 6.11 Wireless Communication Facility

Not much discussion or questions on this section.

Sec. 6.12 Drive-Through Service

Not much discussion or questions on this section.
Sec. 6.13 Outdoor Dining

Not much discussion or questions on this section.

Sec. 6.14 Fuel Stations

Remains largely the same as the old zoning on fuel stations - not much discussion or questions on this section.

Sec. 6.15 Temporary Stage Container

Not much discussion or questions on this section.

Meeting Closing

Next scheduled meeting will be Oct. 24, 2019 at 7pm - but Susanne will send out notification to the group to see if we will get a quorum.