

## **Bylaw Review Committee**

November 6<sup>th</sup>, 2023

Held Via Zoom

### **Item #1: Call to Order**

Meeting called to order at 7:01pm.

Bylaw Committee members present: Katherine Howitt, Ann Santos, Dan Lieber, Joseph Pride, Kevin York, Lucy Fox; Tim Lilley; Eric Reid.

Also Present: Bob Vincent (Town Council); Brian McGrail

### **Item #2: Public Engagement**

No citizens stepped forward for public engagement.

### **Item #3: Minutes**

Motion to approved minutes from meeting of October 3, 2023 as presented. Moved by Ann Santos; seconded by Lucy Fox.

Approved 6-0 with two voting present (Tim Lilley and Katherine Howitt). Vote taken by roll call.

### **Item 4 – Review Bylaws**

#### **A. 3.3.3 Scientific Accessory Uses**

Current bylaw Section 190-47

Mark Bobrowski: His proposed wording is directly from state statute.

Brian McGrail: Current bylaw 190-47 is titled ‘Scientific research and development,’ which is different from the title in the version Mark Bobrowski provided.

Mark has proposed having a back section of the Table of Use regulations have an ‘accessory use’ table to make this more clear than current iteration of the bylaws.

Brian McGrail and Mark Bobrowski discussed adding a Research & Development/Laboratory item for uses where Research & Development/Laboratory is a primary use, not accessory use.

#### **B. 3.4 Home Occupations**

Current bylaw Section 190-18

Mark Bobrowski advised that defining what occupations may be allowed by right versus what requires as special permit has traditionally been a challenge. Argues special permit should be reserved for uses that include employees that do not reside at the house; that involve customers, etc.

He proposed two options in the documentation he provided.

Bob Vincent asked if ZBA had any comments on the current bylaw; Joe Pride said he does not recall this bylaw coming up in front of ZBA in past several years.

Dan Lieber and Ann Santos both commented that they prefer a version that is more objective (versus subjective); with allowable uses more clearly defined.

Brian McGrail discussed tweaking wording “No regular sales of wares of goods shall be conducted on premises” to allow for internet sales. May also want to add wording to limit the number of delivery trucks that go to the house on a recurring basis for purposes related to the home business

Mark Bobrowski advised he would tweak this item further ahead of next draft.

**C. 8.1 Multifamily Dwellings and Mixed-Use Development**

Current bylaw Section 190-32

Mark Bobrowski: Does not recall making any material changes to this section; he re-numbered and added some captions

Brian McGrail suggested amending the draft to the current name for MA Department of Housing and Community Development.

**D. 8.2 Conversion to Apartments**

Current bylaw Section 190-2, subsection G. Also noted in Use Table

No specific changes discussed.

Mark Bobrowski does not want to confuse an “accessory apartment” from a second, separate dwelling unit. The current bylaw on accessory units (190-22) has a maximum size of 25% of total square foot of building.

**Other Comments:**

Mark Bobrowski advised that the numbers noted above (“3.3.3.”, etc.) are temporary numbers and not meaningful at this time.

Mark Bobrowski advised he has made progress on review of bylaws. Said there are about 25 more to discuss. Said he is still working through sign bylaws and expects to have that complete by early December.

Mark Bobrowski will send an alternative “Accessory Apartment” bylaw (current 190-22) for review/consideration.

Dan Lieber: Asked members to send him an email if they cannot attend Town Meeting on Saturday, November 18<sup>th</sup>.

Next BRC meeting is scheduled for Monday, November 20<sup>th</sup>.

**Item 6 - Adjournment**

Motion to adjourn made at 8:24pm by Joe Pride; seconded by Katherine Howitt. Unanimously approved via roll call vote.

Minutes taken by Timothy Lilley.

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Minutes approved 11/20/2023.