

Zoning By-Law Review Committee



Zoning By-Law Review Committee

April 4th, 2017

A regular meeting of the Zoning By-Law Review Committee was held on April 4th, 2017 at 7:00 p.m. in the Conference Room 110. Present were: Rich Scanlon, Anupam Wali, Mark La Lumiere, Denise Salemme, Wallace Lafayette, Peter Dion, Chris Riley, John Burrows and Rob Anderson. Not Present Jennifer Cedrone and Dean Santoro

MINUTES

Mark La Lumiere, seconded by Anupam Wali, made a motion to accept the Minutes of September 28th, 2016.

It was voted: 9 – In Favor
0 – Opposed

NEW BUSINESS

Change in Committee Membership: Tom Brooks has resigned from the Committee. John McKenna, the Town Moderator, has appointed Rob Anderson.

Reformatting of the Zoning By-Law: Rob Anderson detailed format changes, including font and spacing alterations, to create uniformity without impacting the contents meaning.

Mark La Lumiere, seconded by John Burrows, made a motion to accept the proposed reformatting changes with approval from Town Meeting.

It was voted: 9 – In Favor
0 – Opposed

Accessory Use / Amenities Table: The narrative under "Accessory Uses" will be altered to read "For Commercial Buildings of over 50,000 NET SF uses that are wholly within the same building as the

Zoning By-Law Review Committee

principal permitted use, and occupy less than 20% of the net gross floor area can be allowed by right. These can include retail, restaurant and other amenity uses.

The table was augmented to include a column for PUD (Planned Unit Development) which was previously accepted at Town Meeting.

Anupam Wali, seconded by Mark La Lumiere, made a motion to accept the proposed changes to the Accessory Use / Amenities Table.

It was voted: 9 – In Favor
0 – Opposed

Zoning Changes:

General Changes:

Confirm the page numbers within the document to be accurately reflected in the Table of Contents. Add the seal for the Town of Billerica to the front cover for aesthetic improvement.

John Burrows, seconded by Mark La Lumiere, made a motion to accept the proposed changes.

It was voted: 9 – In Favor
0 – Opposed

Specific changes to include replacing names of former members with current Zoning By-Law Review Committee member names and change date to “AS REVISED IN 1997” to “2017”.

Page v: in section 5, E needs to reflect **9. Planned Unit Development**, it was previously approved, but never added.

Peter Dion, seconded by Mark La Lumiere, made a motion to accept the proposed changes.

It was voted: 9 – In Favor
0 – Opposed

Definitions:

Page 2-6 IN-LAW APARTMENT: there is a typo, change “ar4” to “are”

Zoning By-Law Review Committee

Page 2-8 RETAIL STORE: revise the definition to read “Establishments that offer retail goods and services, not specifically listed in the Table of Uses, to the general public. “

Mark La Lumiere, seconded by John Burrows, made a motion to accept the proposed changes.

It was voted: 9 – In Favor
0 – Opposed

Page 3-1: Underneath 3. Overlay districts, add “i. Planned Unit Development District”

Page 5-1: In section 5.B.3 there is mention of runoff and mitigation. Limit to “In all districts, surface runoff rates existing at predevelopment shall not be increased at post-development.”

Mark La Lumiere, seconded by Peter Dion, made a motion to accept the proposed changes.

It was voted: 9 – In Favor
0 – Opposed

Page 5-17 Correct the following typo “residents in nearly neighborhood” to “residents in nearby neighborhood”.

Page 5-22Town Meeting voted in 2011, but it was never documented as By Right business uses. “Accessory uses to scientific research...” is to be removed under Special Permit, it was voted to be By Right.

“Research facility subject...”needs to be removed under Required Findings.

Remove (c) which references a deleted content from 2008.

Mark La Lumiere, seconded by John Burrows, made a motion to accept the proposed changes.

It was voted: 9 – In Favor
0 – Opposed

Page 5-56: Scribner error, replace “Section 5.x.” in the PUD language with “in this section”.

Page 5-56: Scribner error, replace “Section 5.x.” in the PUD language with “this section”.

Page 5-69: Update legend, add district abbreviations for Mill Conversion (MC) and Planned Unit Development (PUD) since MC already used and PUD to be added.

