

Planning Board & Residents Working Group Meeting Minutes 2019-07-10
Braintree Town Hall

In Attendance:

Suzanne Hamilton
David Killeffer
Andrew Kaye
Matthew Sisk (left at 9:05pm)
Rich Bryan
Kathy Corbo
John M. Millholland
Jen Wadland
Greg Wilson (called in)
Dick Wentzel

Not Present:

Tim Burke
Rich Bielecki
Greg Quinn
Trisha Keegan
Lee Castignetti

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 2019-07-10

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 still being worked on actively and should be resolved soon.

GOALS/OBJECTIVES:

Continue reviewing Table of Uses, last week finished "Yacht club", starting the "Business; Retail Uses" section

Meeting Minutes 2019-07-10

Some discussion about the zoning changes of the Braintree Rod & Gun Club - original zoning change was to modify the zoning to "Open Space/Conservation", but Town Councilor Kokoros recommended leaving it as "Commercial". Property has approx. 90 acres, and the concern is that by changing it to "Open Space/Conservation" the club would be limited in their ability to potentially sell any land, and this would hurt their land value. Current zoning is "Commercial". Some committee members will bring it to the attention of the gun club that the zoning proposal is changing the zoning of the club, and to get feedback from the Club itself.

Christine Stickney said the Town Assessor could come to a future meeting to advise the committee about taxation issues on properties. Committee can ask him to come to a future meeting.

Committee review of the "Table of Principal Uses" document

Picking up "Business; Retail Uses" section from "Table of Uses":

NOTE: committee will not be considering the definitions of usages in the Transition District (TD) or Village Center (VC) because we will be revisiting these districts and their applicability later. For the purposes of these definitions, we will consider all the other districts exempt TD and VC.

Artisan and craft workshop - ok with these uses

Lawn & Garden Center - ok with these uses

Retail Store, < 10,000 sq. ft. - ok with these uses

Retail store, 10,000-30,000 sq. ft. - some discussion about the changes here, and some concerns over allowing these (slightly larger) retail establishments in General Business area which can be close (and abutting) residential areas.

Retail store, >30,000 sq. ft. - some discussion about the changes here, and some concerns over allowing these (slightly larger) retail establishments in General Business area which can be close (and abutting) residential areas. Recommendation is to change to not permit these in GB.

Sidebar: some discussion about the General Business district, where it is, etc. A local resident came and asked about the original Mar. 11, 2019 change in zoning of 330 West St. from Residential zoning to General Business; Christine Stickney said that the Planning Dept. changed their recommendation to change 330 West St. back from "General Business" to a "Residential" zoning designation.

Planning Board Chairman Bob Harnais arrived at 7:37pm

Some discussion about why we are not coming up with piecemeal, weekly recommendations - this would trigger more work and "churn" for the Planning Board, Town Council, and the Zoning Working Group.

Shopping Center - several members think that we should not allow these in GB by special permit (to be consistent with our recommendation to not allow **Retail Stores >30,000 sq. ft.** in GB). The definition of Shopping Center is >80,000 sq. ft. Currently as zoned in the proposal it is only allowed by special permit in HB.

Shopping Center; regional - this is allowed in HB, and the South Shore Plaza is the only one currently (must be over 1,000,000 sq. ft.). Christine Stickney researched for the committee what some of the larger retail properties in town generate in taxes, and Robert Brickman reported that:

South Shore Plaza generated \$7MM in real estate taxes in FY2018. Wood Road brings in \$2.4MM in real estate taxes, not to mention personal property taxes and hotel taxes, etc. Quirk and Toyota generate significant excise tax revenue for the town, and United Rentals also pays a significant amount of excise tax.

Businesses; Food Service Uses:

Catering Service - change to SP in HB district from allowing by right due to noise and

traffic by catering services. Committee is ok with this change.

Restaurant, sit-down, fewer than 75 seats - ok with these uses

Restaurant, sit-down; 75 or more seats - ok with these uses

Restaurant, fast food - ok with these uses

Restaurant, take-out - ok with these uses

Business; Motor Vehicle-Related Uses

Car wash - ok with these uses

Fuel station (excluding repair service) - ok with these uses

Motor vehicle and equipment related business, heavy - ok with these uses

Motor vehicle and equipment related business, light - ok with these uses (this would mean no new businesses that could be both a gas station and a service center). Some discussion about this, and the potential of not having any new combination fueling stations & repair shops.

Parking facility, commercial - was NO in BWLD district, but is now going to special permit. OK with these uses, but some discussion about parking in TD and VC districts (will be tabled for later discussion and review of those districts).

Business; Personal and Business Services

Animal retail, grooming service - ok with these uses

Animal hospital, Veterinarian - ok with these uses

Animal kennel or day care - ok with these uses

Day care, adult - Ordinance and Rules was recommending that this change to NO in all residential areas; committee is ok with that change

Day care, commercial - allowed by right anywhere, but we have Site-Plan Review allowed (day care is exempt from zoning under Ch. 40A)

Funeral home - committee recommends changing to NO in all Residential

zones. Committee is ok with allowing by right in GB and HB, and special permit in C district.

Personal services - ok with these uses

Personal services, body-related - ok with these uses

Business; Office Uses

Bank or similar financial institution - ok with these uses

Billboards (standard or digital/electronic) - would only allow billboards on Wood Road by special permit; nowhere else in town. Committee is ok with these uses. However, some discussion about potentially not allowing any more digital billboards. Committee will recommend no further digital billboards allowed.

Business or professional office - ok with these uses

Kiosk, freestanding (including freestanding Automated Teller Machine (ATM)) - ok with these uses

Office park - committee recommend changing the use back to NO in GB district.

Business; Health Care Uses

Hospital - committee recommends to put some restrictions on accessory usage limits (such as how office park buildings have limitations on cafeterias, gift shops, etc. - some were surprised that accessory uses can be as high as 50% under current definition). Otherwise, ok with these uses.

Medical facility - some discussion over limitations on accessory usage allowances; committee will come back to this usages

Registered medical marijuana dispensary - ok with these uses

Business; Hospitality, Tourism Uses

Conference Center - ok with these uses

Hotel - ok with these uses

NOTE: Planning Department is working with Town Solicitor to create a definition for "Short Term Rentals" (like AirBnB)

Business; Arts and Entertainment

Art gallery - ok with these uses

Cinema - ok with these uses

Theatre; live performances - ok with these uses

Business; Public Services

Postal service and/or Copy center - ok with these uses

Educational use, non-exempt - ok with these uses

Professional, arts and educational schools and studios, non-degree - committee recommends to not allowing these uses in any Residential Zones.

Business; Other

Adult uses - committee would like to create a special small, limited overlay district where these uses are allowed.

Meeting Closing

Proposed next meeting will be July 18 at 7pm. We will also meet with the Town Council's Ordinance & Rules Division on Monday, July 22 at 7pm (Susanne will confirm the exact time).

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