

Planning Board & Residents Working Group Meeting Minutes 2019-08-14  
Braintree Town Hall

**In Attendance:**

Suzanne Hamilton  
David Killeffer  
John M. Millholland  
Tim Burke  
Rich Bryan  
Greg Wilson  
Janet Daylor  
Matthew Sisk  
Jen Wadland  
Lee Castignetti  
Dick Wentzel (arrived at 7:06pm)  
Kathy Corbo (arrived at 7:15pm)

**Not Present:**

Andrew Kaye  
Greg Quinn  
Rich Bielecki  
Trisha Keegan

**Full Committee:**

David Killeffer  
Greg Wilson  
Kathy Corbo  
Jen Wadland  
Lee Castignetti  
Andrew Kaye  
Greg Quinn  
John M. Millholland  
Richard Bryan  
Dick Wentzel  
Matthew Sisk  
Rich Bielecki  
Susanne Hamilton  
Trisha Keegan  
Tim Burke  
Janet Daylor

### **Meeting Agenda for 2019-08-14**

Posted Meeting Agendas and Approved Meeting Minutes can be found at:

<https://braintreema.gov/AgendaCenter/Search/?term=&CIDs=38>

Suzanne Hamilton checked and verified that the group has been receiving emails from citizens.

Motion made to approve meeting minutes from 2019-07-18, seconded: motion passed to approve meeting minutes.

Town Council received a letter on 2019-05-14, committee was added to receive a copy of the letter on 2019-07-16, letter was read at last committee meeting.

### **GOALS/OBJECTIVES:**

Finish up last section of Accessory Uses, picking up at Business Accessory Uses

Review Section 5, Dimensional Requirements

### **Meeting Minutes 2019-08-14**

Christine Stickney from Planning Dept. joined us during the meeting as well.

Picking up on reviewing Table of Accessory Uses, p. 27

### **Business Accessory Uses**

Dock, floating - ok with these uses

Dock, permanent - ok with these uses

Drive-through service accessory to a bank or retail use - ok with these uses

**Drive-through service accessory to a food service establishment** - ok with these uses

**Food Truck** - some discussion over how Food Trucks can be regulated, other than through the Health Department. Some questions on how Zoning can regulate a non-permanent structure. Committee would like to look into this issue further to understand how regulations and licensing for food trucks would work. Some discussion over limiting how close a food truck could be to an existing restaurant. Discussion about how Boston handles food trucks, lottery system time-based; perhaps borrow from Boston's plan? Councilor Charlie Kokoros suggested we say "No" to this use in General Business. Would like to get some clarification on whether this is a licensing issue, or a zoning issue? Ordinance & Rules division discussed one-day permits. Committee would like clarification from Licensing Board on this issue.

**Fuel Station, alternative accessory** - ok with these uses

**Outdoor sales accessory to retail use** - this is for regulating things like tent sales, etc. Ok with these uses.

*question about adding "Outdoor dining accessory to restaurants" as a new accessory use; Christine thinks this could be added as a new accessory use. Committee would like to add this as a new, specifically called-out use, would like uses to match those of "Live entertainment incidental to restaurant of retail use"*

**Heliport accessory to hospital** - ok with these uses, but would like to make "Heliport" use "No" under "Commercial" district on "Production Uses".

**Live entertainment incidental to restaurant of retail use** - would still need to get an entertainment license. Ok with these uses.

### Production Accessory Uses

**Warehouse and distribution accessory to manufacturing** - might need to change definitions because there is no definition of "manufacturing" anymore; would possibly change to "*Warehouse and distribution accessory to Light Industrial*". Will revisit and discuss these uses along with the other "warehouse" accessory uses.

**Outdoor storage** - ok with these uses

## **Committee will now review Section 5 - Dimensional Regulations**

Christine Stickney from Planning Department is reviewing some background information on the Dimensional Regulations, what is changing, etc.

One new regulation is that a 900 sq. ft. garage is the maximum allowed.

Another big change is the new Floor-toArea Ratio (F.A.R) requirement.

Lots of discussion over ResA, ResB, ResC minimum required lot sizes, etc. There are lots (in fact, an overwhelming majority) of properties in ResA/B/C are non-conforming today according to the minimum lot area requirements.

Town Council Ordinance & Rules is going to be reviewing Section 5 on Aug. 21st, and committee may want to review what O & R comes up with.

Christine will send an Excel file with a map, plot plan, and lot size to the group.

Mayor's Office will be posting an update to the community about what our committee has been doing, etc. in the next couple of weeks.

If anyone would like to be using the conference call-in line, need to request formally with a letter to Chairperson, and will have to be approved by Mayor's Office.

## **Meeting Closing**

Proposed next meeting will be Wed., Aug. 28 at 7pm to review section 4.8 Non-Conforming Uses. Christine Stickney recommended having the Town Solicitor present to aid in the discussion since case law applies.

*Will also meet Thurs, Sept. 12 - will be voting on Inclusionary Housing section, and possibly Flexible Development section. Tentatively also scheduled meetings for Sept. 18 and Sept. 25.*

Motion to adjourn, seconded. Meeting ended at 9:17pm.

