

Middleton Zoning Bylaw Review Committee
Middleton, MA
MINUTES OF THE MEETING
January 3, 2022

The Middleton Zoning Bylaw Review Committee met at a regularly meeting
on January 3 at 7:00 pm,
This meeting was conducted via an internet-based meeting space.

The following committee members were in attendance:
Co-Chairs David Parker and Natalie Lovett
Members Annie Wilton, Rick Kassiotis, and Lisa Sheehan
Also in attendance: Katrina O’Leary, Town Planner
And Jay Talerman, Town Counsel

Meeting called to order at 7:04 PM

Approval of Minutes

Minutes from November 29, 2021 minutes were not available for review.

Discuss notes on bylaw modifications as recommended by Town Counsel

Continued discussion between Jay Talerman and the committee on his recent audit of the current Bylaws. Discussion started with Section 4.1.2.4 – and discussed the definition of ‘open space’. The committee agreed that this term should be reviewed across the board – where it is used and what is the intent – and to have agreement.

Section 4.2.5 – total exemption language – a lot of discussion and concern about eliminating all dimensional requirements. Needs to be reviewed and have some minimum requirements for the future.

Section 5.1.5 – parking lot plantings – something to help enforce pedestrian safety. This section (5.1.7) refers to parking with 10 or more spaces, so applies to commercial. Might want to add language to indicate does not apply to a single-family home.

Billboards – we don’t allow off premise signs. There are a couple of grandfathered billboard signs.

Section 5.3.2 – Landscaping --- maybe add a comment to leave the property in its natural state. Should it potentially also be included in dense residential area. Maybe change the word ‘nonresidential’. Could move the landscaping requirements into the performance standards (Section 5.4).

Section 6.1 --- maybe change to a special permit process to make sure a trailer situation is safe. Needs further review to determine if site plan or special permit process is more accommodating.

Schedule next meeting

David Parker can't do Mondays for the next 6 weeks. Annie Wilton cannot do the second Wednesday of the month and neither can Katrina O'Leary. Everyone agreed on meeting again on February 2, 2022.

Adjournment

MOTION: Made by Rick Kassiotis to adjourn the meeting at 8:22 pm. Motion seconded by Annie Wilton. Vote 5-0.

Respectfully submitted by Amy Becker, recording secretary

Minutes accepted at the ZBRC's April 4, 2022 meeting.