

Advisory Committee Meeting Minutes

Date: February 20, 2019

Place: Town Hall

In attendance: Committee Members Donna Smallwood, Victor Baltera, Bob Curley, Tom Belyea, , Libby Claypoole, Eric Haskell, Julie Strehle, George Danis, Andy McElaney, Davalene Cooper and Town Accountant Sue Nickerson

Absent: Nancy MacDonald, Evan Sheehan, Dave Anderson, Eryn Kelley, Ed Gaydos

Chairman Smallwood called the meeting to order at 7:30 pm.

Questions from the Public on Items not on the Agenda - None

Approval of Minutes

Minutes of the Meetings held on February 7 and 12, 2019 were approved by votes of 8-0-1. Eric Haskell abstained.

Warrant Article Hearings and Votes

- Q – Additional Engineering Funds for Completion of Route 3A Design – George Danis introduced this Article and Town Engineer Roger Fernandes provided an overview. This relates to work to be performed on Route 3A from the intersection of Otis Street and Broad Cove Road (Lobster Pound) through the harbor rotary continuing up Summer Street through to the intersection of George Washington Blvd./Rockland Street/Summer Street (Muzi's Corner). This funding would permit the completion of the engineering and design work for which the Town is responsible before seeking State funding for 100% of the construction costs. The Town has initiated the presentation of its plans to date to the State in order to move forward as expeditiously as possible. Mr. Danis provided a Comment and a favorable recommendation. The vote in favor of the recommendation was 9-0-0.
- P – South Shore Country Club Equipment – Bob Curley introduced this Article and Country Club Executive Director Kevin Whalen provided an overview. This Article would authorize borrowing for the purchase of golf

course maintenance equipment including applicators, mowers and rollers as the existing equipment is near the end of its useful life. New technological features of the equipment are expected to reduce costs. The cost of the borrowing will be repaid to the Town from South Shore Country Club revenues. Mr. Curley provided a Comment and a favorable recommendation. The vote in favor of the recommendation was 9-0-0.

- CCC – Amend Zoning By-law: Rezone Conservation Land as Official and Open – Victor Baltera introduced this Article and Mary Savage-Dunham, Director of Community Planning, provided an overview. This Article seeks to rezone 21 parcels of land owned by the Conservation Commission from various residential districts to the Official and Open Space District in order to reflect their correct and existing use. Mr. Baltera provided a Comment and a favorable recommendation. The vote on the recommendation was 9-0-0.
- FFF – Amend Zoning By-law: Timeframe to Commence Permitted Use or Construction that Becomes Non-Conforming – Eric Haskell introduced this Article and Joe Fisher, Chair of the Zoning Board of Appeals, provided an overview. This Article will bring the Town By-law into compliance with a state statutory change to M.G.L. c.40A s.6 which extends a grace period from 6 to 12 months. The grace period allows a recipient of a building or special permit to begin construction or use within 12 months without having to comply with a newly-amended Zoning By-law. Mr. Haskell provided a Comment and a favorable recommendation. The vote in favor of the recommendation was 9-0-0.
- GGG – Amend Zoning By-law: Timeframe to Commence Use or Construction under a Special Permit – Mr. McElaney introduced this Article and Mr. Fisher provided an overview. The Article authorizes the Town to take advantage of a change in state law. The Massachusetts Legislature amended M. G. L. c. 40A, §9, by extending from two years to three years the permissible lapse time between the issuance of a special permit and the time to commence use or construction. This Article grants the Town's Zoning Board of Appeals the option to provide applicants a lapse time of up to three years to exercise special permits issued under its jurisdiction.

Liaison Updates - None

Advisory Committee Housekeeping Items – Future meeting dates were discussed.

Matters not anticipated within 48 hours: - None

Adjourn – 8:50 pm

Respectfully submitted,

Bob Curley, Secretary

List of Documents Distributed at this Meeting:

Agenda

Minutes of 2/7/19 and 2/12/19 Meetings

Articles Q, P, CCC, FFF, GGG

Zoning Maps

AdCom approved on 2/26/2019