

Bylaw Review Meeting Minutes
June 25, 2019

Members Present: Alisa Brewer, Patricia De Angelis, Bernie Kubiak, Bob Ritchie (Chair), Evan Ross. Alisa Brewer

Staff Present: None

No members of the public present

Meeting convened at 8:42 AM

Minutes of May 29 and June 11, 2019: accepted by acclimation.

Bylaw review:

Council will have a hearing on the revised zoning bylaws on July 1st. Ritchie's review of requirements of the General Laws and town Charter and finds that the processes are appropriately followed.

3.51 Junked Vehicles-- note to the Council that the bylaw is poorly drafted and should be reviewed and rewritten in the future.

3.52 Use of Recreational Vehicles Near Residences – leave as written but recommend to the Council that it be reviewed and rewritten as it's poorly constructed, not comprehensive.

3.53 Guidebook for Landlords: continue with recommendation for deletion.

3.54 Condominium and Cooperative Conversion -- previous committee recommended deleting this bylaw. Continue with that recommendation as the matter is sufficiently covered by the General Laws.

3.55 Tax Increment Financing – recommend eliminating this provision as covered by state law.

3.56 Emergency Access – appears consistent with state statutes and was endorsed by the Fire Department.

3.57 False Alarms – maintain as written, endorsed by Fire Department

3.58 Right to Farm – nothing in the bylaw appears inconsistent with state law. Leave as drafted by recommend that the town attorney review it to determine if there are enhancements to be made due to changes in the statute.

3.59 Stretch Energy Code – there may be changes to CMR, Ritchie will check for consistency.

3.60 Violations of Historic Districts: previous committee was concerned with the wording of subsection G. Discussion as to how to improve the phrasing, particularly in paragraph 1. Decision: Amend paragraph 1 to read: "A certificate shall be required in all cases when the construction or alteration involves a removal of an exterior architectural feature as visible from a public way, except as otherwise provided for in this bylaw." The next meeting will revisit the historic district bylaw in its entirety.

Return to discussion of zoning bylaw and hearing on July 1st. Ritchie will reach out to council president regarding the requirements of both the statutes and charter along with conduct of the hearing.

Review 3.60 and 3.61 for the July 9th meeting.

Meeting adjourned at 10:00 AM.

Respectfully submitted,
Bernie Kubiak, Clerk

Documents referred to:
Version 6, Draft Bylaw Revision
Amherst Zoning Bylaw