

To: Town Moderator, Town Meeting Members, Board of Selectmen, School Committee, Town Department Heads

From: Committee on Government Regulations

Date: April 14, 2014

Re: Recommendations re Fall Town Meeting Warrant Articles Relating to Zoning Bylaws

The Committee on Government Regulations met on Thursday, April 3, 2014 at 7:00 p.m. In attendance were Anthony Conte, Chair, Karl Fryzel, Maura Sullivan, Bennet Heart, and Andrew Lang. Also present were Elizabeth Ware, Town Planner, Betsy Cregger, Planning Board Chair, and various residents.

Article 3 - Relating to Cluster Residential Housing (Zoning Bylaw Section 7.2)

Ms. Ware presented the background of the article and the reasons for bringing it before Town Meeting. The Committee found that the article was satisfactory as to form.

Article 4 - Relating to the Section 3.1 Table of Use Regulations and Section 10 Definitions

Ms. Ware presented the background of the article and the reasons for bringing it before Town Meeting. The Committee noted that it would be helpful to explain that the term "group house" has come to have a different meaning since the time the term was used in the bylaws, is no longer synonymous with "town house," and is covered by Massachusetts General Laws Chapter 40A, Section 3. The Committee further noted that the term "group house" also appears in the Section 5.0 Table of Off-Street Parking. Ms. Ware explained that the term could be deleted from Section 5.0 at a subsequent Town Meeting. The Committee found that the article was otherwise satisfactory as to form.

Article 5 - Relating to Fire Lanes (Zoning Bylaw Section 4.1.2)

Ms. Ware presented the background of the article and the reasons for bringing it before Town Meeting. The Committee corrected the form of the CMR citation and then questioned whether any of the other existing zoning bylaws are also in conflict with 527 CMR 10:03(10). Ms. Ware said that she would discuss the matter with the Fire Chief. The Committee suggests that the background language read, "These two amendments relating to fire lanes eliminate any conflicts between the Winchester Zoning Bylaws and the regulations that the Fire Department must adhere to regarding fire lanes." The Committee found that the article was otherwise satisfactory as to form.

Article 6 - Relating to the Table of Dimensional Requirements (Zoning Bylaw Section 4.1.1)

Ms. Ware presented the background of the article and the reasons for bringing it before Town Meeting. The Committee noted that it would be helpful to include the text of footnote (i) in the background for ease of reference and corrected a typo in the reference to the column heading, but found that the article was otherwise satisfactory as to form.

Article 7 - Relating to Planned Residential Development (Zoning Bylaw Section 8.6)

Ms. Ware presented the background of the article and the reasons for bringing it before Town Meeting. The Committee found that the article was satisfactory as to form.

Article 8 - Relating to Off-Street Parking Requirements (Zoning Bylaw Section 5.1)

Ms. Ware presented the background of the article and the reasons for bringing it before Town Meeting. The Committee asked whether the term “standard spaces” in Section 5.1.6(2) was defined and Ms. Ware said it was meant to contrast with “compact car spaces” and that she could add the term to the definition of “Parking Spaces” in Section 10. The Committee asked about the term “only” in Section 5.1.6(1) and questioned whether the parking lot size was big enough to accommodate the larger cars that some Winchester residents drive. Ms. Ware said that these are issues that will likely be addressed at a later Town Meeting. The Committee suggested that the Planning Board might make use a redlined version of the existing bylaw to better show the proposed changes to the bylaw. Alternative language was suggested for Section 5.1.6(7)(4) and a typo noted in Section 5.1.6(8). The Committee found that the article was otherwise satisfactory as to form.

Article 9 - Relating to Compact Cars (Zoning Bylaw Section 5.1.6)

Ms. Ware presented the background of the article and the reasons for bringing it before Town Meeting. The Committee noted a few typos, but found that the article was otherwise satisfactory as to form.