

**Zoning Bylaw Review Committee Minutes**  
**Monday, February 7<sup>th</sup>, 2022 – 6:00pm**  
**Remote Meeting**  
**Auburn, Massachusetts**

**Members present:** Dennis Natoli, Andrew Vayo, Eric Chilton, Robert Tatro

**Also present:** Adam Menard - Town Planner

**CALL TO ORDER:** Meeting was called to order at 6:02pm by Eric

**ZONING CHANGES AND NEW BUSINESS:**

- **Updates from Adam Menard:**
  - A 60-day continuance was filed regarding the state’s review of the zoning changes following the town meeting last fall. Update expected by 4/7/2022.
  - There are new requirements for MBTA communities which could cause changes to town bylaws. Non-compliance may lead to ineligibility for state funding.
    - Link: <https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>
- **Zoning Changes Discussion:**
  - Concerns surrounding the 262 Central St. 12-unit townhome project were discussed as something to keep in mind with any zoning changes.
  - 3.7 Prohibited Uses Section:
    - Committee reviewed the section for any potential revisions.
    - Discussed the wording of 3.7.4 and thoughts of striking “dwelling or” for clarification.
  - 5.4 Dimensional Regulations – Table 1:
    - Discussed RA 2-family and RB dimensions being similar and potentially merging the two. Some members mentioned that even though they are similar, they are still two different zoning districts. No further discussion at this time regarding this subject and was tabled for another meeting.
    - Eric requested the following discussion be tabled for further review: Garages may be 7’ from the side edge of the lot, but sheds have to be 10’. Might consider making them the same minimum distances of 10’.
    - RC and RR zoning districts:
      - Discussed decreasing minimum dimensions for these zones to potentially allow for more buildable lots in town.
      - Discussed merging the districts only after reviewing information on exiting lot sizes in the district, residential feedback.
      - Idea was brought up of doing a survey for the residents. Will have to review information gathered on exiting lot sizes and potential questions.
- **Committee approved motion to leave discussion open but proceed with remaining items on agenda and meeting adjournment.**

**MINUTES:**

- Committee approved meeting minutes from 1/10/22 meeting submitted by Andrew.
- Minutes from 2019 and 2020 meetings will be submitted at a later date.

- Committee also wants to have the minutes review and approval moved to earlier in the agenda for meetings going forward.

**NEXT MEETING:**

- Committee approved holding next meeting 3/7/22 at 6pm.

**ADJOURNMENT:** Meeting was adjourned at 7:26pm.