

Zoning Bylaw Review Committee Minutes
Monday, April 4th, 2022 – 6:00pm
Hybrid Meeting – Board of Selectman Meeting Room, Town Hall
Auburn, Massachusetts

Members present: Dennis Natoli (remote), Andrew Vayo (in person), Eric Chilton (remote)

Also present: Adam Menard - Town Planner (in person), Tristan LaLiberte – Chair, Board of Selectman (in person)

CALL TO ORDER: Meeting was called to order at 6:03pm.

MINUTES:

- Committee approved meeting minutes from 2/7/22 meeting submitted by Andrew.
- Minutes from 2019 and 2020 meetings to be e-mailed to Adam by Eric for review and approved at the next meeting.

TOWN MEETING ZONING CHANGES:

- **Updates from Adam Menard:**
 - Attorney General requested an extension of 30 days for the review of changes from the fall town meeting. This will be past the spring town meeting date.
- **Registered Marijuana Dispensary:**
 - Board of Selectman Chairman Tristian LaLiberte was in attendance to discuss the proposed changes to the zoning bylaws for marijuana dispensaries.
 - The objective is to reduce restrictions for medical marijuana facilities and does not include recreational marijuana facilities.
 - Committee discussed concerns regarding facilities being located near schools. Mr. LaLiberte commented that they are in line with other businesses such as liquor stores, bars and pharmacies.
 - Committee discussed concerns regarding the use of fertilizers and chemicals used for cultivation. Mr. LaLiberte commented that they saw no concerns due to these being indoor facilities.
 - Per the fall town meeting, the OS zone no longer exists and thus will be removed from this proposal, resulting in removing the special permit section since it was only applicable to the OS zone.
 - Mr. LaLiberte will correct the typo on 9.3.13.2 Section g noting “or grown or cultivated” as well as forward the proposal to the acting police chief.
- **Multi-Family Housing:**
 - No discussion or revisions since the changes from the fall town meeting are still pending review from the Attorney General.
- **Animal Bylaw:**
 - Committee reviewed and acknowledged that it is the same as when it was reviewed last year. No further discussion or changes made.

ZONING CHANGES:

- **Residential Zoning:**
 - Adam brought up that there were approximately 500 homes in the 8,000 to 10,000 sq. ft lot size range for zoning district RA.

- Committee continued to discuss the dimensions for residential zones.
- More data regarding homes in each of the zoning districts might be more beneficial particularly for RC and RR, including:
 - Average lot frontage by zone
 - Total lots by zone
 - Total conforming and non-conforming lots
- Tabled any further proposed changes pending the review of the fall town meeting changes by the Attorney General.

NEW BUSINESS:

- No new business brought up by committee.

NEXT MEETING:

- Committee approved holding next meeting 5/2/22 at 6pm.

ADJOURNMENT: Meeting was adjourned at 7:14pm.