

# Memo

To: Ordinance Review Committee and Planning Board  
From: James P. Francomano, Planning and Development Director  
Date: January 15, 2015  
Re: 2015 Ordinance Review Committee Work Plan

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The following issues were delegated by the Select Board to the Ordinance Review Committee ("ORC") for consideration during its 2015 season. The next step is to conduct regular ORC meetings for further review and preparation draft language for Planning Board and Select Board consideration leading up to the Annual Meeting in June.

The 2014 Work Plan and items discussed at a joint Select Board/ORC public workshop on December 9, 2014 were synthesized to create the list below. At its regular meeting of January 12, 2015 the Select Board cut one item and rearranged the priority of the Work Plan as shown below with the last item being slated for research and discussion only.

Several items are condensed into relevant topic areas to facilitate more efficient discussion and review.

- 1 Section 801.6 Nuisances. Reconsider draft language prepared last year. This is a proposal to extend the evening hours during which amplified music may be permitted under certain circumstances.
- 2 Section 1103.4 Sign Standards. Reconsider draft language prepared last year. This proposal would increase the maximum area of signs permitted in several of the zoning districts (but not residential districts) and clarify whether or not signs that are not in view from a public way are to be regulated.
- 3 Sections 1002-1004 Performance Standards. Explore possible revisions to Architecture Review provisions dealing with the appearance of exterior finish materials. Explore possible amendments to provide more options to ensure neighborhood compatibility or to mitigate impact on scenic character.
- 4 Section 1303 Site Plan review. Explore possible revisions to current threshold requirements for Site Plan review as opposed to Building Permit for some applications.
- 5 Section 900-913 More flexible setback provisions. Explore further revisions to permit greater density in the context of subdivision design or in areas historically characterized by tight groupings of small lots. Clarify potential conflicts and overlap with Section 804 Cluster Development provisions.

The Select Board was supportive of the suggestion that we also work on provisions in the Land Use Ordinance that deal with enforcement of Planning Board conditions of approval and performance guarantees. However it was decided that over the course of my first year with the Town this topic should be addressed primarily at staff level with more consistent application of relevant provisions already in the Ordinance and regular monitoring by the Planning Board.

My suggestion for the first meeting would be to focus on draft language on items 1 and 2 that was left over from the 2014 ORC season as those will be familiar to everyone and to explore in a preliminary way the appropriate scope of our work on the other items.

Meetings will be on Thursdays at 8:00 a.m. starting Thursday, January 22 in the Richardson Room.