

**Advisory Committee
Meeting Minutes
3/8/2016**

In attendance: Committee Members Anderson, Baltera, Coughlin, Hancock, Haskell, Kelley, Kutsch, Pyles, Reale, Sharkansky, and Taylor.

Chairman Pyles called the meeting to order at 7:30 PM.

Questions from the Public on Items Not on the Agenda: None

Warrant Article – Vote

Article N – Fire Station Building Committee and Renovations

Eric Haskell presented Article N. Fire Chief Robert Olsson and Committee members Greg MacCune and Tom Carey attended the meeting. Eric noted some amendments to the Comment, and he recommended that the Town borrow the funds for this Article rather than using Fund Balance. Tom Pyles suggested that Eric replicate the borrowing language from Article 14 last year. Article N will require a two-thirds vote for approval at Town Meeting. Eric and Tom Carey reiterated that \$6M is a ballpark number for the cost of construction of a new North Station. Dan Coughlin suggested that Eric mention the dollar amounts (\$4M for renovation and \$6M for new construction) in the last sentence on page 1. The Fire Station Building Committee does not anticipate having to purchase property for the new North Station. The site is likely to be property already owned by the Town. If a new South Station is built in the future, the Town may have to acquire the necessary property. Eric moved approval of the Recommended Motion as written. AdCom members approved this motion by a vote of 10-0.

Zoning Warrant Articles - Hearings

Note: Guests who attended the hearings on the Zoning Articles included Mary Savage-Dunham, Director of Community Planning, Sarah Corey, Chairman of the Planning Board, Emily Wentworth, Senior Planner for the Zoning Board of Appeals, and Robyn Maguire, member of the Zoning Board of Appeals. AdCom members will vote on the Zoning Articles at their 3/10 meeting.

Article MM – Amend Zoning By-Law re: Media Broadcasting or Production

Victor Baltera presented Article MM and described the new use category. Laura Burns attended the meeting as a representative of the HCAM Board. Victor will make a change in the formatting of the language and will circulate the Article again prior to the 3/10 meeting. (Donna Smallwood is the liaison for this Article and was out of town for the 3/8 meeting.)

Article PP – Amend Zoning By-Law re: Bed and Breakfast Establishment

Victor Baltera presented Article PP and noted that it is a clean-up amendment with no substantial changes. It adds Bed and Breakfast establishments to the use table. Mary Savage-Dunham provided further explanation. Victor will make formatting changes, recommended by Counsel, prior to the 3/10 meeting. (Donna Smallwood is the liaison for this Article and was out of town for the 3/8 meeting.)

Article QQ – Amend Zoning By-Law re: Section II and III

Linda Kutsch presented Article QQ and explained that it updates zoning map references for consistency and clarity. This is a clean-up Article that makes no changes to the By-Law. Sarah Corey provided further explanation.

Article SS – Amend Zoning By-Law re: Lot Shape Requirements

Linda Kutsch presented Article SS and explained that it encourages more uniformly shaped lots. This is a

clean-up Article that makes no change in the requirements of the By-Law. Emily Wentworth and Robyn Maguire provided further explanation.

Article NN – Amend Zoning By-Law re: Floodplain Protection Overlay District

Victor Baltera presented Article NN and explained that it updates the flood plain regulations. It changes the Town overlay zone to match the new Federal maps. Mary Savage-Dunham handed out a letter to Hingham homeowners from the Community Planning Department concerning notification about the Floodplain Protection Overlay District. She then displayed a large map showing the flood zones. If this Article is approved, the Town Zoning By-Law will be in compliance with the updated FEMA information. This will have an impact on flood insurance requirements. Victor and Donna Smallwood will review the Comments and decide if any changes are necessary. (Donna is the liaison for this Article and was out of town for the 3/8 meeting.)

Article OO – Amend Zoning By-Law re: Common Driveways

Victor Baltera presented Article OO and explained that it creates a new section in the Zoning By-Law related to common driveways, which are not currently regulated by the Town. This change is prospective only and will have no impact on existing common driveways.

Article TT – Amend Zoning By-Law re: Changes to Nonconforming Accessory Structures

Linda Kutsch presented Article TT and reminded everyone that this Article was proposed last year and referred back to the ZBA for more discussion. The Planning Board has modified this year's Article by removing section Bii. Linda explained the available options for the AdCom as (1) approve the Article as originally proposed by the ZBA, (2) approve the Planning Board version, and (3) take no action (and send the Article back to the ZBA again). Emily Wentworth added a hybrid option whereby the AdCom could rework section Bii with regard to setback and size. AdCom members discussed these options, as well as the pros and cons of a variance vs. a special permit for such structures. Linda recommended that the AdCom not rewrite the Article. Victor Baltera mentioned that it is tough to successfully appeal a special permit and also tough to successfully defend a variance that has been granted. He noted that this Article deals with how much power to give to the ZBA. Linda said that she favors the special permit process with section Bii, and she expressed confidence that adequate controls are in place to protect the homeowner and abutters. Sarah Corey thanked the three AdCom liaisons (Linda, Victor, and Donna) for all their work on the Zoning Articles.

Article UU – Amend Zoning By-Law re: Uniformity Amendments

Discussion of Article UU was deferred to the 3/10 AdCom meeting, as the ZBA was not meeting until 3/10, at which time it would decide whether to withdraw UU.

Housekeeping or Miscellaneous Items

Tom Pyles requested that AdCom members send all voted Articles to Lucy Hancock as soon as possible.

Jim Sharkansky requested a worksheet showing the proposed uses of Fund Balance for FY 2017.

Matters Not Anticipated within 48 Hours: None

Adjournment

The meeting was adjourned at 9:32 PM by a vote of 10-0.

Respectfully Submitted,

Lucy N. Hancock
Secretary

List of Documents Distributed at this Meeting:

Agenda for AdCom Meeting of 3/8/2016

Warrant Article Status Summary dated 3/6/2016

Article N – Fire Station Building Committee and Renovations

Article MM – Amend Zoning By-Law re: Media Broadcasting or Production Studio

Article NN – Amend Zoning By-Law re: Floodplain Protection Overlay District

Article OO – Amend Zoning By-Law re: Common Driveways

Article PP – Amend Zoning By-Law re: Bed and Breakfast Establishment

Article QQ – Amend Zoning By-Law re: Section II and III

Article SS – Amend Zoning By-Law re: Lot Shape Requirements

Article TT – Amend Zoning By-Law re: Changes to Nonconforming Accessory Structures

Article UU – Amend Zoning By-Law re: Uniformity Amendments

Letter to Hingham homeowners from Community Planning Department concerning notification about the Floodplain Protection Overlay District (handed out by Mary Savage-Dunham)