

**COMMONWEALTH OF MASSACHUSETTS**

**Westwood Planning Board Minutes**  
**January 28, 2020**  
**6:30 p.m.**  
**Champagne Meeting Room**  
**50 Carby Street**  
**Westwood, MA 02090**

**Members in Attendance:**

Chair Brian Gorman, Vice Chair Deborah Conant, Secretary Christopher Pfaff, David Atkins and William Delay.

**Also Present:**

Town Planner Ms. McCabe whom recorded the minutes and Director of Community and Economic Development Ms. Loughnane.

Transcribed from audio recording  
Linda Lee, CVR~M

1 MR. GORMAN: I call the meeting to order. It's  
2 6:30. Please rise for the Pledge of Allegiance.

3 (Pledge of Allegiance.)

4 MR. GORMAN: So welcome to the Westwood Planning  
5 Board meeting. All meetings are video recorded by  
6 Western Media Center. If anyone else wishes to record  
7 the meeting, please identify yourself so that the  
8 audience is aware. Seeing none.

9 As a friendly reminder, please turn off your cell  
10 phone ringers. The meeting will be civil and all  
11 people will be treated respectfully, this includes no  
12 clapping, booing or interruptions from the audience.  
13 In the event of a disruption, the Chair will give a  
14 warning the first time. If it occurs again, the  
15 individual will be ordered to leave the meeting.

16 The format of the meeting will be when an item is  
17 called, the applicant will come forward to the podium  
18 to present their application to the Board. The Board  
19 will proceed to start comments. The Board members  
20 will ask questions of the applicant. For public  
21 hearing items, the public will be given an opportunity  
22 to comment. Items that are not a public hearing, the  
23 opportunity for public comment will be at the  
24 discretion of the Board. When it's time for the

1 public comment period, the Chair will call those  
 2 wishing to speak to the podium to use the microphone.  
 3 Once at the podium, please identify yourself by  
 4 stating your name, address for the record.

5 Please direct all comments and questions to the  
 6 Chair. All people will be given the opportunity to  
 7 speak for public hearings, but in the interest of time  
 8 and fairness, repetitive or off topic comments may be  
 9 cut short.

10 So thank you everybody for coming to the meeting.  
 11 I called it last week because I was working on the  
 12 slides and I knew I would have questions to ask. So  
 13 the only agenda items to discuss zoning and articles  
 14 are final. I've been preparing for the presentation  
 15 tonight Fin Com, and I wanted to go through each of  
 16 the zoning amendments for any final comments because I  
 17 expect many tonight. I want to be as prepared as I  
 18 can.

19 MS. CONANT: Mr. Chair, if I may, I'd like to say  
 20 something.

21 MR. GORMAN: Sure, but we do have five articles  
 22 to go through, so we only have 45 minutes, so okay.

23 MS. CONANT: For the record, I have a particular  
 24 matter I'd like to address, which I believe betrays

1 the purpose of this Board and it would be  
 2 irresponsible to remain silent. Specifically, I'm  
 3 referring to the Board's January 21st public meeting  
 4 and the discussions that ensued surrounding the  
 5 variety of this Board's proposed warrant articles and  
 6 the resulting withdrawal of a number of those proposed  
 7 zoning amendments.

8 With all due respect, when this Board voted to  
 9 withdraw the following zoning bylaw warrant articles  
 10 relative to energy efficiency, affordability  
 11 requirement, temporary residential construction  
 12 moratorium and to amend the OSRD, the votes were votes  
 13 based on commentary provided to us by Mr. Ahearn, our  
 14 town counsel. In one instance suggested that we're so  
 15 far ahead of what the state allows that one of the  
 16 reasons why we can't do it -- that's one of the  
 17 reasons why we can't do it, clearly not a legal  
 18 opinion, but a conjecture.

19 Therefore, I'd like to make a motion that the  
 20 Planning Board select Luke Leger of McGregor & Leger,  
 21 a firm specializing in municipal law, as its  
 22 independent legal counsel, and that this Board retain  
 23 Mr. Leger by issuing an initial retainer deposit in  
 24 the sum of \$10,000 for purposes of providing sound

1 legal advice to this Board in order to advance the  
2 collective best interest of the town as a whole.

3 MR. GORMAN: You made a motion?

4 MS. CONANT: Yes.

5 MR. DELAY: Second.

6 MR. GORMAN: As a motion and second, all those in  
7 favor?

8 MR. GORMAN: Opposed?

9 MR. GORMAN: Abstained. So your motion passes  
10 three to two.

11 MR. PFAFF: Did we just vote to spend \$10,000?

12 MS. CONANT: To retain.

13 MR. PFAFF: But we don't have budgets -- we don't  
14 have the authority to authorize that.

15 MS. LOUGHNANE: Town Counsel, Town Administrator  
16 and Select Board have the authority to retain counsel.  
17 Planning Board does not. The Planning Board has Town  
18 Counsel at its services. If you want to make a  
19 request to Town Counselor to the Select Board to  
20 retain separate counsel, you can do that. You'll also  
21 have to identify a funding source for that. The  
22 Planning Board does not have a budget.

23 MS. CONANT: For the record, under Mass General  
24 Law, the Planning Board is entitled to get outside

1 consultation, which legal is part of that.

2 MS. LOUGHNANE: Correct, but you have to be able  
3 to fund it and you have to have the authority to do  
4 that, so you have to go through the Select Board, the  
5 Town Administrator and they will rely on Town Counsel  
6 to select independent counsel.

7 For instance, for the University Station project,  
8 the Planning Board had its own counsel, outside of  
9 Town Counsel, that was selected by the Planning Board  
10 with agreement by the Select Board and by the Town  
11 Counsel. So it's a similar procedure. The Planning  
12 Board cannot on its own retain counsel. You don't  
13 have a budget, unless you're all individually  
14 contributing to the cost of that, and even in that  
15 case I think you would still need the authority of the  
16 Select Board.

17 MS. CONANT: I think there probably could be a  
18 way, so -- obtain that money and I think that the  
19 motion is made and that we just have to investigate  
20 the process of getting that money. Last week we spoke  
21 to Attorney Ahearn, asked him about getting outside  
22 counsel and he said you could probably do that.

23 MS. LOUGHNANE: With his selecting the counsel,  
24 working for the Select Board, and having funds

1 identified for it. This -- your authority is exactly  
2 as written in the Charter, so -- and it doesn't go  
3 beyond that and funding authority is not part of the  
4 Planning Board's authority.

5 MR. GORMAN: It seems like we need -- after last  
6 week, we need to look at -- to make sure that the  
7 articles (inaudible) get passed, so --

8 MR. DELAY: We made the motion, just let it stand  
9 and then we'll go from there.

10 MR. GORMAN: So let's proceed. Are you -- is  
11 that all? Okay.

12 So next -- so I wanted to go through each item.  
13 So the first one is the zoning amendment relative to  
14 firearms, so I don't have any questions or comments  
15 with this article. Chris, do you have any for that?

16 MR. PFAFF: No.

17 MR. GORMAN: Dave, do you have any?

18 MR. ATKINS: No.

19 MR. GORMAN: Bill, do you have any comments?

20 MR. DELAY: No, (inaudible).

21 MR. GORMAN: And Deb? Okay. So why don't we  
22 make a formal motion because they're going to ask me  
23 for the vetting, so a motion to move forward with the  
24 article.

1 MS. CONANT: (Inaudible.)

2 MR. GORMAN: So do you want to make a motion?

3 MS. CONANT: Make motion to move forward with the  
4 firearm article.

5 MR. GORMAN: Do you have a second?

6 MR. DELAY: Second.

7 MR. GORMAN: All those in favor? All right, aye.  
8 Opposed? Abstained? So that's five for the firearms.

9 The next article is Morrison Field and Park, so  
10 the -- as I was going through the slides, what I  
11 noticed is that we need to have the zoning map. So  
12 how do we get the zoning map created to go into a  
13 slide for the article itself to show the --

14 MS. CONANT: (Inaudible.)

15 MS. MCCABE: Yeah, we created (inaudible) --

16 MR. GORMAN: Okay.

17 MS. MCCABE: (Inaudible.)

18 MR. GORMAN: Okay, so we can use that one, okay.  
19 All right, so it's all done.

20 MS. MCCABE: (Inaudible.)

21 MR. GORMAN: Okay.

22 MS. CONANT: Do they have that (inaudible), will  
23 they have that in front of them or no?

24 MR. GORMAN: Okay, so that's fine for me. Chris,



1 do you have any comment?

2 MR. PFAFF: No.

3 MR. GORMAN: Dave?

4 MR. ATKINS: No.

5 MR. GORMAN: Bill?

6 MR. DELAY: No.

7 MR. GORMAN: Deb? Okay, that's fine, and so do  
8 you want to make a motion to move the article forward?

9 MS. CONANT: Motion to move the Morrison Park  
10 amendment -- the zoning (inaudible) Morrison Park and  
11 Field forward.

12 MR. GORMAN: And all those in -- a second?

13 MR. DELAY: Second.

14 MR. GORMAN: All those in favor? Aye.

15 MR. GORMAN: Opposed?

16 MR. PFAFF: No.

17 MR. GORMAN: Abstained. So that's four to one.

18 And then the other one is the prohibitive language, so  
19 that's the bylaw where we would -- there is language  
20 within the bylaw that talks to prohibitive language,  
21 but it doesn't have -- so the idea is to add some  
22 other language to make it a little bit stronger. So I  
23 don't have any comments with this one. Chris, do you  
24 have any?

1 MR. PFAFF: No. No (inaudible).

2 MR. GORMAN: And Dave?

3 MR. ATKINS: No.

4 MR. GORMAN: Bill?

5 MR. DELAY: No.

6 MS.MCCABE: (Inaudible) more specific language  
7 (inaudible) what you're adding.

8 MR. GORMAN: So the PowerPoint tonight at Fin Com  
9 has the sentence.

10 MS. MCCABE: Yes, I did get a copy of that from  
11 Jane, but I -- it's one sentence being added?

12 MR. GORMAN: Yeah.

13 MS. MCCABE: I thought last we talked a little  
14 bit about trying to set up a process for if -- process  
15 if -- if it's not defined then what would the zoning -  
16 - zoning determination --

17 MR. GORMAN: I hear what you say. So I don't  
18 have that tonight, but that's something that we might  
19 be able to work on, but at least this language is a  
20 little bit stronger, so I don't have anything more for  
21 that.

22 MS. MCCABE: We do need to do the legal ads. I  
23 have to send it on Thursday morning, so I need it  
24 tomorrow, so if you don't have that --

1 MR. GORMAN: So if that's the case then it looks  
2 like now there's -- it would be no additional  
3 procedure. It would just be that added sentence under  
4 this time.

5 MS. MCCABE: Does everyone -- I don't think --  
6 has the rest of the Board seen it, so for the Planning  
7 Board just will pass these copies down. One more. So  
8 this one is on -- this is on Page 8 of the handout.

9 MR. GORMAN: Yeah, so it's any use not herein or  
10 otherwise permitted in a district shall be deemed as  
11 prohibited. So what it is, it's being a little bit  
12 more strong in its language.

13 MS. CONANT: So that this is the one that they're  
14 adding the bylaws?

15 MR. GORMAN: Yeah, so the -- it's the blue bold -  
16 -

17 MS. MCCABE: On Page 8 in the green writing.

18 MS. CONANT: Okay.

19 MS. MCCABE: The top slide.

20 MR. GORMAN: Just to strengthen it a little bit  
21 more. It's nothing groundbreaking. So, Deb, do you  
22 have any comments with that?

23 MS. CONANT: No. I think that --

24 MR. GORMAN: Bill?

1 MR. DELAY: No.

2 MR. GORMAN: Somebody want to make a motion?

3 MR. PFAFF: I guess I -- with regard to comments,  
4 I'm not convinced that there are not going to be  
5 (inaudible) consequences from this. Having seen a  
6 problem the way the bylaws further written, and I  
7 understand what the attempt is here to do, but I'm  
8 just not confident that there wouldn't be something  
9 happen that we didn't anticipate.

10 MR. GORMAN: Okay, and Dave?

11 MR. ATKINS: Yeah, at this point we had a  
12 thorough discussion at the last meeting and I'm kind  
13 of like -- I'm okay with having it move forward so  
14 that we can flush out the details. So I think I voted  
15 against last meeting, but I'll just say -- I'll say  
16 I'll vote for it at this meeting because it seems to  
17 be a lot of interest in working out the details and we  
18 can always figure out if we find out in further  
19 discussions that -- what those consequences are and we  
20 can always pull it or (inaudible).

21 MR. GORMAN: Okay, (inaudible).

22 MS. LOUGHNANE: May I make a comment?

23 MR. GORMAN: I just want to finish with the  
24 Board.

1 MR. ATKINS: I'm fine.

2 MS. CONANT: I agree with Dave. I think that we  
3 can always flush it out. We can tweak it and if need  
4 be we can always pull it.

5 MS. LOUGHNANE: Can I just comment that if you're  
6 going to tweak it, then the ad has to be written in a  
7 manner that allows you to do that. So the  
8 advertisement that Abby is going to submit on Thursday  
9 has to be broad enough to allow you to make changes  
10 that you intend to make. What you're proposing there  
11 is simply a paraphrasing of what's already in there,  
12 so it's inconsequential. It doesn't change the effect  
13 of the bylaw, nor does it change the way that the  
14 Building Commissioner enforces the bylaw.

15 If that's what you're looking to do, you need  
16 additional language. So if you're looking to actually  
17 set up a special permit process under which items not  
18 mentioned or considered, then that language has to go  
19 in there. If all you're looking to do is continue the  
20 status quo, the statement that you're adding to the  
21 bylaw merely continues the status quo.

22 So I think that's something that Abby needs to  
23 hear from you tonight, which way you want to go  
24 because if the ad's not properly written, you won't be

1           able to make any changes.

2           MS. CONANT: So if you added that sentence that's  
3           in green, you -- could you add to it or subtract from  
4           it?

5           MS. LOUGHNANE: You could if that's your  
6           intention and then the ad has to be written in a way  
7           that says that the intention of the bylaw is to set up  
8           a procedure for how you address uses not mentioned.  
9           By just putting that sentence in there, you're just  
10          paraphrasing the sentence that came before. They say  
11          the same thing in different words, and we know that  
12          the way the bylaw's interpreted the way it's written  
13          now is that the Building Commissioner looks at a use  
14          and determines what it's most similar to and either  
15          allows it as a similar use or disallows it. Adding  
16          this language doesn't change that.

17          If you're looking to change that, then you need  
18          to be creating a procedure.

19          MR. GORMAN: What I was looking for when I was  
20          looking at the bylaws was this kind language that  
21          already exists, so I was happy to see that it did  
22          exist and then when I looked at other towns, I just --  
23          some of those additional words like is strictly  
24          prohibited is a stronger grounds. So, again, it

1 doesn't change anything significantly, but it might  
2 give -- it might strengthen.

3 But I think at this time to add anything else to  
4 me is -- to add a special permit process I'm not  
5 really -- I don't see any -- I'm not sure about that.  
6 So do you want to make a motion?

7 MR. DELAY: Make a motion to adopt the warrant  
8 articles zoning amendment relative to prohibited  
9 zoning bylaw.

10 MR. GORMAN: So that was a --

11 MR. DELAY: I made a motion.

12 MR. GORMAN: Okay. Do we have a second?

13 MS. CONANT: Second.

14 MR. GORMAN: All those in favor? Aye. Opposed?

15 MR. PFAFF: No.

16 MR. GORMAN: Abstained? That is four to one.

17 The next one is the zoning text and (inaudible)  
18 relative to medical uses. So this is the article that  
19 we received last week. So, Chris, do you have any  
20 additional comments for this?

21 MR. PFAFF: No.

22 MR. GORMAN: Dave, do you have any comments?

23 MR. ATKINS: I would say I know this is a very  
24 difficult article and -- because we saw last year, but

1 remember the purpose of what we're trying to do is to  
2 protect neighborhoods and parts of -- and all Westwood  
3 from an undesirable use, which -- or from something  
4 that's inappropriate for that area, and as we saw in  
5 Dedham, their failure to zone specificity resulted in  
6 a gun shop being put in a neighborhood and there's  
7 nothing they can do about it. It is actually open and  
8 operating. They changed the bylaws after the fact,  
9 but it's too late. They may try to retroactively  
10 apply that bylaw, but what we've been trying to do  
11 with this is get ahead of that so that if a medical  
12 use comes to the town center or business district,  
13 that we have the zoning in place so that it's not  
14 permitted there, that it's only permitted in places  
15 that are very unlikely for it to actually happen and  
16 if it did get in those places and it was proposed  
17 there, that there would be a Zoning Board of Appeals  
18 process specified.

19 So, you know, we're trying to -- we've got three  
20 parts of this. Went to town meeting, unanimously  
21 approved Planning Board, everyone supported it and  
22 then one resident protested the process and so we came  
23 back and tried to go through it again. We had a  
24 series of contentious meetings last year and a lot of



1           misinformation out there. People thought that the  
2           Planning Board was actually trying to encourage this  
3           and, you know, that was unfortunate, but we need to  
4           take charge of this issue and work it through because  
5           we cannot have because a large number of people  
6           misunderstand what's going on and get angry about it,  
7           we can't just back away from that because what's going  
8           to happen, and I'll say here we are recording this on  
9           tape, so five or ten years from now when a methadone  
10          clinic opens up next to Roche Brothers or on High  
11          Street they'll say why didn't the Planning Board do  
12          anything about this. We've tried to do something  
13          about it three times now, so go back and play this  
14          tape and I told you so is what -- you know, what was  
15          going to happen.

16                 So it's going to be difficult, but I think we owe  
17          it to the town to work through this and come up with a  
18          way to deal with this problem.

19                 MR. GORMAN: Thanks, Dave. So when I looked at  
20          this, I -- we received it last week putting together  
21          the slides, and I agree with you to move forward with  
22          this type of article. The issue is -- for me is that  
23          -- is the timing. Like for me I want to vet this with  
24          the appropriate experts. There's a lot of neighboring

1 towns that don't have this in their zoning, Needham,  
2 Wellesley, Canton, a number of others. I went through  
3 a lot of different bylaws. So it's -- for me it's the  
4 matter of timing, so tonight -- tonight we go to Fin  
5 Com and I feel like we're behind the eight ball by  
6 about three meetings. So that's how -- that's how I  
7 feel about it. I feel that this is important, but  
8 when you look at the overlays it looks like even --  
9 and, again, this is -- I'm investigating. I'm looking  
10 into it. It overlays Brigham & Women's, so that  
11 building next to Brigham & Women wasn't -- hasn't been  
12 built yet, so is this the opening for that, like will  
13 they -- that's not what our intention is, but are we -  
14 - to me it's it could be -- we could be exposing the  
15 town when we're trying to protect it. So for me it's  
16 about time.

17 MR. ATKINS: You know the more we talk about it,  
18 the more we're exposing -- you know, we're advertising  
19 out there, hey, guess what, you know, we haven't zoned  
20 for this if you want to come in and try --

21 MR. GORMAN: Yeah, I just -- like tonight we're  
22 going -- tonight we're going to Fin Com and then we  
23 have two Planning Board meetings and we're headed  
24 right into public hearings where we're going to load

1 up the public at the microphone and we don't have the  
2 plans set out yet, so that's the way I look at it.

3 MS. MCCABE: But there is also another important  
4 piece of this article.

5 MR. DELAY: That's what I said the other night, I  
6 need to look at it. When I look at it, I think it  
7 invites a drug use facility into town. I think it's  
8 clearly advertises for that, but that being said, I  
9 think it -- this is something that we need to look at  
10 and maybe we should bring it back in the fall so we  
11 have some time to really look at the wording and see  
12 how it -- see how it works, but right now I am -- get  
13 enough time to digest it and say that I'm behind it.

14 MS. MCCABE: This article is the furthest along  
15 of all the articles, but there's an important need for  
16 this article is because you have to zone for it,  
17 because as Dave just mentioned, if you don't zone for  
18 it, it could be proposed anywhere and this is also  
19 very important is because these medical uses are non-  
20 profit uses. So if they're proposed --

21 MR. GORMAN: Abby, it's the -- for me it's the  
22 timing. We had all fall and all summer. This didn't  
23 -- this wasn't brought up until seven days ago and  
24 when I look into it, now we're heading into public

1 hearing. It's not the time to start working through  
2 the article's language. Even when you look at the  
3 definitions, I have issues with the definitions. Last  
4 year we were looking at it and a simple comma changed  
5 the meaning of things, so, Debbie, do you have  
6 anything else to day?

7 MS. CONANT: I had said a couple of weeks ago  
8 that -- or when it was first presented that we just --  
9 we dropped the ball on this because I had said way  
10 back in the summer we should have started talking  
11 about this, and I'm not convinced that we're going to  
12 run into a problem by splitting up the AROs, and if  
13 that's the case, this thing could change in a way that  
14 we don't see it changing and not for the good. So I  
15 just -- I do have concerns, and I don't know if that's  
16 going to be able to be worked through in the next two  
17 or three meetings, I don't know.

18 MR. PFAFF: So if we pump this again, we're done  
19 at fall Town Meeting, means we're on the hook for  
20 another year.

21 MS. CONANT: But we have the prohibitive  
22 language.

23 MR. GORMAN: We'll have a chance to --

24 MS. CONANT: It's already in the --

1 MR. GORMAN: -- discuss it.

2 MS. CONANT: It's already in 1.4

3 MR. PFAFF: They can come in here.

4 MS. CONANT: Then that prohibitive language  
5 doesn't mean anything then.

6 MR. DELAY: So I'd like to make a --

7 MS. MCCABE: Because this is a protected --

8 MR. DELAY: -- motion that we withdraw this  
9 article.

10 MS. MCCABE: No, because this is a pro -- what  
11 (inaudible) here last year when he talked about it is  
12 that people of substance abuse -- had a legal opinion  
13 last year that they are a protected class of people  
14 that are considered disabled.

15 MR. DELAY: I make a motion.

16 MR. GORMAN: There's a motion, is there a second?

17 MS. CONANT: Second.

18 MR. GORMAN: I have a motion and a second. All  
19 those in favor? Aye. Opposed?

20 MR. ATKINS: No.

21 MR. PFAFF: No.

22 MR. GORMAN: Abstained? So that's three to two,  
23 so that article is withdrawn. And this one I want to  
24 -- we -- it was dropped from discussions. The war -

1 this deep in the (inaudible) and is not the time to  
2 work on the details. I want experts looking at this  
3 to make sure that it's ironclad.

4 MS. LOUGHNANE: May I give you a point of  
5 information? The Planning Board's responsible for  
6 reviewing zoning articles whether or not they sponsor  
7 them. So this will be advertised as a zoning article.  
8 You can remove your sponsorship from it, but you don't  
9 have the ability to remove the article if the Board of  
10 Selectmen choose to go forward with it. So I just  
11 want to make that clear, so it may end up at your  
12 Zoning Hearing either way whether you withdraw it or  
13 not.

14 MS. CONANT: So what you're saying that if the  
15 Board of -- because we are not presenting it, that it  
16 won't move forward, but if the Board of Selectmen  
17 (inaudible) miscellaneous --

18 MS. LOUGHNANE: They wouldn't even have to put it  
19 -- it's already on the warrant. So the warrant  
20 articles have already been set. You can request that  
21 the Selectmen allow withdrawal of an article, and if  
22 they don't choose to allow withdrawal of the article,  
23 you can remove your sponsorship of the article and the  
24 Select Board can choose to sponsor it. That's up to

1 the Select Board, but no matter who sponsors a zoning  
2 article, it has to come back to this Board for review  
3 during a public hearing.

4 MR. GORMAN: They haven't been advertised yet.

5 MS. LOUGHNANE: They have not. Abby's going to  
6 advertise them on Thursday.

7 MR. DELAY: Right, so she -- we withdrew it  
8 before she advertised it, so it should not be  
9 advertised.

10 MS. LOUGHNANE: No. If there's a zoning article  
11 that is on the warrant it must be advertised. It must  
12 be heard by this Board. The Board can choose to hear  
13 it and recommend that it not be approved. You have  
14 that ability. You hear zoning articles whether  
15 they're sponsored by you or not.

16 For instance, if there was a petition article,  
17 you would hear it at your public hearing. So if the  
18 Select Board choose not to remove this from the  
19 warrant, they choose to go forward with it, then it  
20 would still come back to you for your zoning amendment  
21 public hearing. I just want to make sure everyone  
22 understands that, that this -- that withdrawing your  
23 support for an article doesn't necessarily make the  
24 article go away.

1 MR. ATKINS: So technically -- so technically the  
2 other items here that were withdrawn, what we're doing  
3 is we're asking -- initially we asked to put things on  
4 the warrant and the Select Board agreed and  
5 (inaudible) and whatever. So now we are saying we  
6 don't support this anymore, we want to withdraw and  
7 everyone --

8 MS. LOUGHNANE: Correct.

9 Mr. ATKINS: -- (inaudible) this one, so it's  
10 really up to the Select Board, though. They -- it  
11 would be unusual, wouldn't it, for them to say,  
12 actually, we want you to do that?

13 MS. LOUGHNANE: So what they could do is not want  
14 you to do it, but if they feel the article is  
15 important, and I certainly believe it's important for  
16 economic development and I believe it's important for  
17 exposure, so if the Select Board feel the same way  
18 then they would allow you to withdraw your sponsorship  
19 of the article and they could substitute their  
20 sponsorship and the article could go forward. But my  
21 point to you is that if there's any warrant article  
22 that relates to a zoning amendment, this Board must  
23 hear that article as part of its zoning amendment  
24 hearing, so Abby would be required to place the ad.



1           If the Select Board -- if you send a request to  
2           the Select Board to withdraw that warrant article and  
3           they agree to withdraw it, as they've agreed to  
4           withdraw some other articles, then it goes away. But  
5           if they choose not to withdraw it, not to allow it to  
6           be removed from the warrant and choose to pursue it on  
7           their own, then it comes back to you at your hearing.

8           MR. PFAFF: So, for example, there is another  
9           article on about the Obed Baker House (inaudible)  
10          zoning that we haven't even --

11          MS. LOUGHNANE: Correct. So that's not a  
12          Planning Board --

13          Mr. Pfaff: It's coming from the Select --

14          MS. LOUGHNANE: -- article, that's a Board of  
15          Selectmen warrant article that involves zoning and  
16          because it involves zoning it will come to you at the  
17          time of your hearing. So I just want to make sure  
18          everyone is clear so there's no misunderstanding.

19          MR. GORMAN: So the procedure tonight -- so at  
20          Fin Com when I present to them and we get to this  
21          article, I let them know that we voted to withdraw it  
22          three to two.

23          MS. LOUGHNANE: Correct. To -- you voted to  
24          request that the article be withdrawn from the

1 warrant. The warrant belongs to the Select Board.

2 MS. MCCABE: So they tonight were going to vote  
3 on your withdrawals from last week for those other  
4 articles because those are already on the article  
5 list.

6 MR. GORMAN: But they -- tonight they're having  
7 their meeting as to the warrant articles.

8 MS. MCCABE: Their meeting at 6:30 before going  
9 into --

10 MS. LOUGHNANE: Just like you, they're just  
11 preparing for the Fin Com meeting tonight. I don't  
12 know what's on their agenda.

13 (Public Comment)

14 MS. FABRIZIO: Nada Milosavjevic-Fabrizio.  
15 There's confusing information and I just want to  
16 confirm that I presented a petition article, I don't  
17 know, two years ago, three years ago, I don't know,  
18 but it was to cap the residential units on High Street  
19 and on Washington Street. At that time, the Board of  
20 Selectmen wanted some kind of a cap, but we thought it  
21 was too high. Residents thought it was too high. So  
22 I sponsored or I presented, I got the signatures and I  
23 had a petition article, and I never -- I was never  
24 before this Board. My petition article -- where Nora

1 just said that all the zoning amendments or articles  
2 have to come before this Board, my petition article  
3 didn't come before this Board.

4 I presented the petition article to the Board of  
5 Selectmen and then I had to appear in front of Fin Com  
6 to explain what I was doing with that petition  
7 article, so what's being said up here I -- like I  
8 don't understand again. I just don't understand it  
9 that if the Board of Selectmen decide that they like  
10 whatever article you're talking about, that they can  
11 bring it forward and the Planning Board has to hear  
12 it, I mean, how ridiculous is that?

13 MS. MCCABE: It's not ridiculous. The Board of  
14 Selectmen --

15 SPEAKER: My zoning amendment didn't come before  
16 the Planning Board.

17 MS. MCCABE: It did. All zoning amendments are  
18 heard at the Planning Board's public hearing.

19 SPEAKER: I'm just trying to clear the air here.

20 MS. MCCABE: All citizens' articles --

21 SPEAKER: Thank you. MR. GORMAN: Yeah,  
22 my position still stands. This is too little too  
23 late. Too little too late. So next one -- so the  
24 last one is the -- sure.

1 MR. LAYDEN: My name is Joe Layden and I live at  
2 136 School Street and since --

3 MR. GORMAN: Do you want to speak into the  
4 microphone?

5 SPEAKER: Since the article is going to be going  
6 forward without your approval and it was worked on,  
7 does anybody know whether Brigham & Women's has plans  
8 to use their property for drug rehab and would they be  
9 able to do that?

10 MS. MCCABE: No. They -- the Planning Board has  
11 approved a phase two that will be become a different  
12 (inaudible), but the Planning Board has already  
13 approved the addition of the Office of Healthcare  
14 medical center uses. So, yes, medical center uses,  
15 kind of what you're talking about in this article,  
16 they've approved the site plan, but the final drawings  
17 still need to be presented to the Planning Board.

18 MS. CONANT: I think what he's asking is can a  
19 medical substance abuse center go in at Brigham,  
20 that's his question.

21 MR. GORMAN: It sure looks like if this article  
22 goes through, it looks like it could to me. The  
23 building --

24 MS. MCCABE: No, not as -- as (inaudible) yes.

1 Without a zoning article, without (inaudible) defining  
2 hospitals, medical use centers and treatment centers,  
3 they can be proposed anywhere. The article -- the  
4 article specifies specific parcels and it does not  
5 include the Brigham & Women's.

6 MR. GORMAN: I don't agree with that, but do you  
7 have another question?

8 SPEAKER: It seemed watching the meeting that was  
9 in ad last week, points came up. There were two AROs  
10 or areas of a specified (inaudible) was so heavily  
11 built that it would not be utilized and it seems to  
12 me, and I'm not -- I don't live in the area, that  
13 University Ave. has a lot of people, a lot of  
14 apartments and condos, more so than many other  
15 neighborhoods and I just don't think it's very  
16 appropriate to have something like that close to those  
17 people, and I was wondering if two other places that I  
18 saw on the map that aren't near any residences would  
19 have been considered as a site instead of the  
20 University site, and those areas would be a small slip  
21 of land that's adjoined -- abuts Dedham on the other  
22 side of Route 128 near East Street, and the other is  
23 the land that's -- I see a proposed development on,  
24 which is across from McDonald's on Route 1, and I

1 don't think -- correct me if I'm wrong, there's no  
2 residences (inaudible), and those two places would be  
3 preferable as sites to me than University Ave.

4 MR. GORMAN: Thank you. So the last one is the  
5 zoning amendment to regulate short term rentals. So,  
6 Chris?

7 MR. PFAFF: (Inaudible.)

8 MR. GORMAN: Dave?

9 MR. ATKINS: Nothing else to say.

10 MR. GORMAN: Okay, I don't have anything  
11 additional. The only questions that we didn't -- and  
12 we might be able to work through for other meetings  
13 is, one, we talked about the limitation, but then as  
14 far as registration, Board of Health -- so I've  
15 contacted Board of Health to see if they want to weigh  
16 in. Bill?

17 MR. DELAY: Yeah, I think maybe a registration  
18 fee and what have you, I think we have to work that in  
19 I think somehow, but other than that, no, for the  
20 article.

21 MR. GORMAN: And Deb?

22 MS. CONANT: (Inaudible.)

23 MR. GORMAN: Okay. So do you want to make a  
24 motion?

1 MS. MCCABE: We do have Jared, the Health  
2 Director's here tonight in the back if we have  
3 questions, but I do have --

4 MR. GORMAN: Thank you for coming.

5 MS. MCCABE: -- concerns -- the zoning does not --  
6 you can't -- the zoning can't order registration fees  
7 and I think that's the general bylaw on it, kind of on  
8 the bylaw.

9 MR. GORMAN: Okay, thank you. So motion?

10 MR. DELAY: I will make a motion to accept the  
11 zoning amendment to regulate short term rentals.

12 MR. GORMAN: Second? All those in favor? Aye.  
13 Opposed?

14 MR. ATKIN: No.

15 MR. PFAFF: No.

16 MR. GORMAN: Abstained? That's three to two.  
17 There is no other zoning amendments to go through, so  
18 -- yeah, then one other thing -- so it's -- Abby, as  
19 far as the newspaper ad, are you going to send that to  
20 us just as a courtesy so we can look through it to  
21 make sure that there's a second set of eyes?

22 MS. MCCABE: No. It's too late.

23 MR. GORMAN: So is it already at the newspaper?

24 MS. MCCABE: (Inaudible) -- no, I'll be sending

1           it on Thursday morning as I've been saying, so what  
2           you have here are not --

3           MR. GORMAN: I'd like to see what it -- what the  
4           words are just to make sure there's no --

5           MS. MCCABE: Well, I'm not writing it. So you're  
6           supposed to be writing it and sending it to me as I've  
7           said.

8           MR. GORMAN: Yeah, so just send me what you have.

9           MS. MCCABE: I only have what you sent, which is  
10          not a full zoning article, which I've told you, so  
11          it's just a useless thing in the newspaper that will  
12          just be a waste of money and it's not a real legal ad.  
13          I mean, it's not a full article --

14          MR. GORMAN: What about the -- the memo that you  
15          send. I mean, I saw some of the newspaper ads that  
16          have been pretty brief.

17          MS. MCCABE: The newspaper article's brief, but  
18          then it directs everyone to the full language, article  
19          language at the Town Clerk's Office. That's what we  
20          need. So you can send it to me tomorrow to put -- and  
21          then on Thursday morning I'll send --

22          MR. GORMAN: What do you have today that's going  
23          to go into the newspaper?

24          MS. MCCABE: I only have what was in the



1           PowerPoint that you sent.

2           MR. GORMAN:  What about the memo that has the  
3           articles with the text underneath --

4           MS. MCCABE:  Yes, so you know I would work off --  
5           I'd work off that, but it's not a full -- it has to  
6           cite the specific where it's going to go.

7           MR. GORMAN:  So it does.  It's Table 4.3, Section  
8           2.

9           MS. LOUGHNANE:  If I could just explain, the only  
10          article that actually has text that fits the  
11          requirement for the legal notice is the article that  
12          you're not interested in sponsoring.  None of the  
13          articles actually have the text.  What you need to do  
14          is have very specific language that says will the town  
15          vote to do such and such, change this section to this,  
16          and you have to list out exactly what the changes are.  
17          At your hearing you can expand upon those, but you  
18          need to have that as a starting point.

19          MR. GORMAN:  So at what point is staff going to  
20          step in and actually help out with some of the -- and  
21          this is -- I think this goes back to what Deb said  
22          earlier in the meeting, the -- it seems like the  
23          cherry-picking of assisting with certain articles --

24          MS. LOUGHNANE:  There's no cherry-picking.  So it

1 has been clear from the beginning --

2 MR. GORMAN: It appears --

3 MS. LOUGHNANE: -- this year --

4 MR. GORMAN: It's --

5 MS. LOUGHNANE: This year the Planning Department  
6 --

7 MR. GORMAN: Nora, you -- so you're -- are you  
8 saying that the -- of the five articles the only one  
9 that will pass legal muster through the newspaper is  
10 the one that you worked on?

11 MS. LOUGHNANE: So far that is the case. That's  
12 correct.

13 MR. GORMAN: At what point was staff going to  
14 notify the Planning Board of that?

15 MS. LOUGHNANE: Abby has --

16 MS. MCCABE: I have repeatedly.

17 MS. LOUGHNANE: -- said that at every meeting --

18 MR. GORMAN: You have never said that.

19 MS. LOUGHNANE: -- for the last three months when  
20 you've discussed --

21 MR. GORMAN: At last week's meeting you didn't  
22 say that.

23 MS. MCCABE: Well, I think the Morrison Park one  
24 was -- is --

1 MS. LOUGHNANE: Can be brought into --

2 MS. MCCABE: The Morrison Park --

3 MS. LOUGHNANE: -- (inaudible) a condition.

4 MR. GORMAN: So which -- so, Abby, which one is  
5 it? So why bother -- are we --

6 MS. LOUGHNANE: You just need to get the articles  
7 to the point where they need to be. So if you can  
8 describe the articles --

9 UNIDENTIFIED SPEAKER: We started -- (inaudible)  
10 back this fall --

11 MR. GORMAN: This is absurd.

12 MR. GORMAN: Not the one you brought, but the  
13 other ones and we didn't -- we haven't received any  
14 help on it whatsoever.

15 MS. LOUGHNANE: It was made clear --

16 UNIDENTIFIED SPEAKER: (Inaudible) six months on  
17 these things.

18 MS. LOUGHNANE: -- for months on end that staff's  
19 time is devoted to the comprehensive plan. The one  
20 article that has been worked on several times over the  
21 last two and a half years is the medical uses warrant  
22 article and so that one is ready, because it's been  
23 ready since 2017 and --

1 MR. GORMAN: Nora, this is -- this is  
2 unacceptable --

3 MS. LOUGHNANE: -- has only required minor  
4 changes.

5 MR. GORMAN: This is absolutely unacceptable.

6 MR. : This is really -- we're elected officials.  
7 We were elected to do the town's work and to do it  
8 right and --

9 MR. : I asked about --

10 MS. LOUGHNANE: This Planning Board has chosen to  
11 go forward with articles with the clear understanding  
12 that staff time is working on the comprehensive plan.  
13 There are only so many hours in the day. Any  
14 questions that have been put forward I have taken and  
15 I have answered and gotten back information --

16 MR. GORMAN: Nora, this is --

17 MS. LOUGHNANE: -- to anyone who's asked --

18 MR. GORMAN: This is absolutely unacceptable.  
19 I'm sorry. So --

20 MS. LOUGHNANE: There's nothing to be acceptable  
21 or unacceptable. It's the situation we're in.  
22 There's a reason --

23 MS. CONANT: The comprehensive plan is ours  
24 though. We own that and whether you are helping with

1 it or not, which we truly appreciate, but if we have  
2 to -- if we had to --

3 MR. GORMAN: Choose.

4 MS. CONANT: -- choose, we would have just done a  
5 three week sabbatical on --

6 MS. LOUGHNANE: But you didn't, so it was made  
7 clear --

8 MR. GORMAN: But this -- these --

9 MS. LOUGHNANE: -- on multiple occasions --

10 MR. GORMAN: -- these games are --

11 MS. LOUGHNANE: -- that staff's time --

12 MR. GORMAN: -- these games are ridiculous.

13 MS. LOUGHNANE: -- was devoted to the  
14 comprehensive plan.

15 MR. GORMAN: These games are absolutely  
16 ridiculous.

17 MS. LOUGHNANE: There is no time left --

18 MR. DELAY: You're not helping the town  
19 whatsoever.

20 MS. LOUGHNANE: -- to work on zoning articles. I  
21 completely disagree. We are doing --

22 MR. GORMAN: No, you're not helping the town --

23 MS. LOUGHNANE: -- what the town needs done. We  
24 are doing what the Planning Board chose to do.

1           MR. GORMAN: We've been -- we've been -- I feel  
2           like I've been not helped. I asked for items to be  
3           printed out and things get refused and I have not  
4           received in -- the help that these articles deserve  
5           and that the residents of this town deserve and it  
6           wasn't a surprise. You knew that we were going to be  
7           working on --

8           MS. LOUGHNANE: There's no surprise and that's  
9           why Abby has said at multiple meetings you are  
10          responsible for producing the text. If you need help  
11          with that, ask for help. Chris asked for help and  
12          received it.

13          MR. DELAY: But you had -- we're volunteers,  
14          you're paid. You should be helping us.

15          MS. LOUGHNANE: I am paid to do my job, which I  
16          am doing to the best of my ability --

17          MR. DELAY: Your job should be helping us.

18          MS. LOUGHNANE: -- well beyond the hours that are  
19          associated with my job.

20          MR. GORMAN: It's really absurd, it really is.

21          MS. CONANT: Every year except for this  
22          particular town meeting that for this particular town  
23          meeting there those articles have come fully prepared  
24          where they belong in, excuse me, bylaw, the full text,

1 but that was only because those were the ones that  
2 Abby prepared or you prepared to come forward, not the  
3 -- anything that was recommended by --

4 MS. LOUGHNANE: That's not actually the case.  
5 There have been many times where Planning Board  
6 members worked on articles, but in all prior years  
7 articles have been discussed and considered in light  
8 of the time that was available, and only articles that  
9 were ready and that there was time to prepare would go  
10 forward --

11 MR. GORMAN: It seems --

12 MS. LOUGHNANE: This Board has chosen to put  
13 forth articles without the background.

14 MR. GORMAN: It's incredibly --

15 MR. DELAY: It hasn't chosen to do that. Don't  
16 keep saying that. We haven't chosen. We didn't  
17 choose that.

18 MR. GORMAN: And I find it amazingly convenient  
19 that at the 11th hour I'm notified that there's not  
20 enough information to forward the newspaper.

21 MS. LOUGHNANE: That's a false narrative, Brian.  
22 You have been told that multiple occasions.

23 MS. MCCABE: I have --

24 MR. GORMAN: No.

1 MS. MCCABE: Yes, I've repeated --

2 MR. GORMAN: And at what point were you going to  
3 say that -- what additional information you needed?

4 MS. MCCABE: I've been saying that the whole time  
5 and that's why I requested at your December meeting by  
6 December 30th have the articles, and Debbie did.  
7 Debbie wrote hers out and she worked with us and  
8 worked with Town Counsel and developed an article.  
9 That's Debbie sent --

10 MR. GORMAN: I -- it's I'm -- if I was a resident  
11 of this town, I would be -- I would be upset.

12 UNIDENTIFIED SPEAKER: I'm outraged.

13 MR. GORMAN: I would be upset. I would be really  
14 upset.

15 MS. MCCABE: I repeatedly asked you for the  
16 warrant text.

17 MR. GORMAN: I just find every other year the  
18 Board gets assistance and then you've -- I feel like  
19 you haven't assisted in the way that you have in the  
20 past.

21 MS. MCCABE: And I made very clear when we did  
22 the comprehensive plan that we didn't have time to do  
23 all the zoning articles --

24 MR. GORMAN: But you had time --



1           MR. DELAY: You should be working at our  
2 direction.

3           MR. GORMAN: -- you had time for that.

4           MS. MCCABE: No, I did not.

5           MR. DELAY: You should be working at our  
6 direction.

7           MS. LOUGHNANE: Abby did not work on the medical  
8 uses --

9           MS. MCCABE: I did not work on that.

10          MS. LOUGHNANE: -- warrant article at all. That  
11 article --

12          MR. GORMAN: But staff worked on it.

13          MS. LOUGHNANE: That article exists from 2017. I  
14 worked on updating the 2017 article. It was a  
15 relatively short period of time that I did on a  
16 weekend meeting with Chris and with Town Counsel to  
17 review it.

18          MR. DELAY: I'm just saying you should be working  
19 at our direction, not -- you shouldn't just assume  
20 that you're going to work on the comprehensive plan  
21 and forget about us. We're elected officials. You're  
22 supposed to be working at our direction.

23          MS. LOUGHNANE: Bill, before you were on the  
24 Board a decision was made to pursue the comprehensive

1 plan. That is the direction that the Planning Board  
2 asked staff to go. That is the direction that I  
3 allocated staff for. We can't change that midstream.

4 MR. DELAY: In lieu of doing anything else?

5 MS. LOUGHNANE: We're doing plenty of other  
6 things, but it was made clear --

7 MR. DELAY: But not helping us --

8 MS. LOUGHNANE: -- it was made clear that we had  
9 limited staff ability for zoning bylaw articles. The  
10 Board chose to go forward with articles nonetheless  
11 and stated on numerous occasions that they -- Board  
12 members would write those articles. You failed to  
13 write the articles.

14 MR. DELAY: That's ridiculous.

15 MR. GORMAN: This is -- this is fascinating to  
16 me, absolutely fascinating.

17 MS. LOUGHNANE: Well, you can create your false  
18 narrative at this point, but I think we have many  
19 meetings where we can see that this was discussed --

20 MR. GORMAN: It's not a false narrative.

21 MS. LOUGHNANE: -- and it was made clear to Board  
22 members that there was more work to be done and we  
23 have members of the Board who said they were writing  
24 the articles. You simply didn't do it. Now we're up

1           against --

2           MR. GORMAN:  So then you bring -- it's  
3           interesting that the substance abuse gets brought  
4           forward.  We didn't receive the information ahead of  
5           the meeting --

6           MS. LOUGHNANE:  Do you mean the medical use  
7           article?

8           MR. GORMAN:  Last week it was presented.  We  
9           didn't receive it ahead of time.  We're supposed to  
10          digest it live, then we -- well, then we read it  
11          outside of Town Meeting and then the next week is the  
12          Fin Com meeting.  That's not enough time to --

13          MS. LOUGHNANE:  Yeah, that's enough time for the  
14          other articles, that's so inconsistent to me.

15          MS. MCCABE:  Yes.

16          MS. LOUGHNANE:  You had a Planning Board member  
17          who actually --

18          MR. GORMAN:  Those other articles --

19          MS. LOUGHNANE:  -- took the time to write that  
20          article --

21          MR. GORMAN:  You've been talking about those for  
22          a long time.           MS. LOUGHNANE:  But they're not  
23          written, Brian.  That's the one article that was  
24          written and you're criticizing the Planning Board

1 member for writing it.

2 MR. GORMAN: Somebody needs to let me know what  
3 it is missing and they didn't say what was missing.

4 MS. MCCABE: I have, Brian. I've said that  
5 repeatedly --

6 MS. LOUGHNANE: That simply is -- that's simply  
7 not true. It's simply not true.

8 MS. MCCABE: Brian, and you do not return my  
9 calls or answer -- answer my calls or respond --

10 MR. GORMAN: I do --

11 MS. MCCABE: -- to my --

12 MS. LOUGHNANE: Perhaps your time should be spent  
13 developing a way to get from here to where you need to  
14 be by Thursday.

15 MR. GORMAN: Those articles -- I just -- I feel --  
16 I feel like I haven't received the support I needed  
17 and that's really unfortunate. It's sad.

18 MS. LOUGHNANE: Describe it however you'd like,  
19 but if you want the articles to go forward, the most  
20 important thing is to get them in a form that can go  
21 forward by Thursday.

22 MR. GORMAN: That's -- it's --

23 MS. LOUGHNANE: So in some of those articles  
24 that's a very simple thing. You have the model of the

1 article that is ready to go forward. We could use  
2 that model to develop these articles, but there are  
3 questions that have not yet been answered. For  
4 instance, the question I asked about the prohibitive  
5 bylaw article. Is it simply that language that you  
6 want in the article and nothing else?

7 MR. GORMAN: Yes. The answer is yes.

8 MS. LOUGHNANE: If that's all it is and if all  
9 the Board members are saying that that's --

10 MR. GORMAN: And I state -- I state exactly where  
11 it's supposed to go.

12 MS. LOUGHNANE: Then that article can be put in a  
13 final format.

14 MR. GORMAN: Right, so let's go -- so let's go to  
15 the next one. We have, what, three minutes? So the --  
16 - so the firearms, I state exactly the table. Is that  
17 okay for the newspaper? It seems it.

18 MS. LOUGHNANE: It doesn't state the exact  
19 language that you want --

20 MR. GORMAN: It's a table, and I've included --

21 MS. LOUGHNANE: Is that the only place you change  
22 it? I think you asked to change it in other  
23 locations. Is it only the table?

24 MR. GORMAN: No, it's just the -- it's just the

1 table. It's changing the zoning from four zones to  
2 two zones, removing LBB and LBA. All right, so let's  
3 go to the next one.

4 MS. MCCABE: It's the short term rental one is  
5 the one that I think is not written in a way that --

6 MR. GORMAN: So the short term rental adding in -  
7 - so as of now it's just -- it's just adding in what  
8 is -- adding in the definition of short term and then  
9 stating explicitly what the discreet time constraints  
10 are, five days to 30 days. That should be good for  
11 the paper.

12 MS. MCCABE: Definitions, but when you talk about  
13 registration and inspections.

14 MR. GORMAN: So that's -- then I'll remove that.  
15 I don't need that. We can deal with that at another  
16 Town Meeting.

17 MS. LOUGHNANE: So just to be clear then, you're  
18 looking for three definitions, not two. You're  
19 looking for short term rental, which is between five  
20 and 29 days. You're looking for long term rental,  
21 which is 30 days or more, and you're looking for  
22 something that's yet undefined that's less than five  
23 days. You need to define that

24 MR. GORMAN: So short --

1 MS. LOUGHNANE: -- and put that in --

2 MR. GORMAN: So it would be short --

3 MS. LOUGHNANE: -- (inaudible) is prohibited --

4 MR. GORMAN: Short term is 29 or less. Long term  
5 is 30 or more and it --

6 MS. LOUGHNANE: And then you need something for -

7 -

8 MR. GORMAN: -- under five is --

9 MS. LOUGHNANE: -- under five.

10 MR. GORMAN: --- under five is prohibited.

11 MS. LOUGHNANE: So you need to name that and  
12 define it and then put it in the chart to prohibit it.  
13 So that's the language that you need.

14 MR. GORMAN: So what should I -- what should we  
15 call it?

16 MS. LOUGHNANE: I don't -- I don't know.

17 MR. GORMAN: I don't understand why it has to be  
18 a separate --

19 MS. LOUGHNANE: Because right now the bylaw  
20 allows renting of rooms, so that's permitted. It's  
21 just permitted everywhere. So if you --

22 MR. GORMAN: By the hour --

23 MS. LOUGHNANE: -- want to do something --  
24 anything, it's permitted to rent the rooms. So if you

1 would like to do something that prohibits it, you need  
2 to define what is prohibited. So maybe what you say  
3 is you say renting of rooms for fewer than five days  
4 is prohibited.

5 MR. GORMAN: That's what I said.

6 MS. LOUGHNANE: But you have to have a definition  
7 of what that is. Renting of rooms for fewer than five  
8 days has to be its own section in the use chart.  
9 Renting of rooms for five to 29 days has to be another  
10 section. Renting of rooms for 30 days or more has to  
11 be a third section. They all have to be carefully  
12 defined in the use chart just like the difference  
13 between, I don't know, a public -- a personal services  
14 establishment and professional establishment. They're  
15 discreet sections in the use chart and they need to be  
16 (inaudible) --

17 MR. GORMAN: And then in the definitions you need  
18 short term, long term --

19 MS. LOUGHNANE: And then whatever you're going to  
20 call the other --

21 MR. GORMAN: So, Abby, can I work on that with  
22 you tomorrow?

23 MS. MCCABE: You can email me what you have and  
24 what you're thinking and I can try to work with that.



1           MR. GORMAN: Okay, that would be great. So  
2 what's the next one? So we have short term, Morrison  
3 Park, do you have enough for Morrison Park?

4           MS. MCCABE: I think we have enough for the  
5 Morrison Park.

6           MS. LOUGHNANE: So Morrison Park was a map change  
7 that would remove the FMUOD overlay from that --

8           MR. GORMAN: Then firearms we already talked  
9 about them. Medical uses we already talked about  
10 that. So it looks like we're covered. So all of this  
11 energy that we just had, I think we are okay.

12          MS. LOUGHNANE: As long as you get the language  
13 to Abby in time for her to --

14          MR. GORMAN: Just for short term.

15          MS. MCCABE: Yes.

16          MR. GORMAN: So I'll work with you tomorrow then.  
17 Great, we have a solution. All right, motion to  
18 adjourn.

19

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CERTIFICATE

I, Linda Lee CVR~M, A Certified Court Reporter, do hereby certify that the foregoing is a true and accurate transcript from the record of the proceedings in the above-titled matter.

I, Linda Lee, further certify that I neither am counsel for, related to, nor employed by any of the parties to the action in which this hearing was taken, and further that I am not financially nor otherwise interested in the outcome of this action.

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/S/ Linda Lee, CVR~M  
08/13/2020

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