

SPECIAL MEETING OF THE CITY COUNCIL, SEPTEMBER 14, 2011

Meeting called by Dean J. Mazzarella, Mayor.

Meeting was called to order at 6:30 P.M.

Attendance was taken by a roll call vote; all members were present except Councillor Marchand. Councillor Nickel arrived late.

Other attendees were Mayor Mazzarella, John Souza, Chair of the Planning Board; Steven DeCarolis, Chair of the Zoning Board of Appeals; Kate Griffin Brooks, Planning Director; Joanne DiNardo, Environmental Inspector; Edward Cataldo, Director of Inspections; Wendy Wiiks, Grant Writer and Sandy Chacon, Small Business Coordinator/Event Planner.

Councillor Rowlands handed out a draft document "Review of the Proposed Leominster Zoning Ordinance Changes".

Mayor Mazzarella said the reason he called the meeting was to review the 200 page zoning document to find out what the issues are so they can be corrected. He said the main objective is to look through the zoning from the onset because there were opportunities the City missed to develop and bring business into the City. Often times this would be the case people were in the wrong zoning. To take it a step forward, many times people thought they could go to the Zoning Board of Appeals or in front of the Council for a Special Permit and in many cases there were no provision in the current zoning. He said a business in many cases comes to the City to go into a location that completely made sense but our zoning didn't allow it. Most of the future growth of the City, at least in these economic times, is going to be centered around those small businesses. They are looking for a place for a start up or somebody who left a home startup business and is ready to go to a new location.

The following proposed changes are as follows:

Recommended By	Page	Change	Action
Dombrowski	6	Signs - Delete "except" and replace with "Note".	
Dombrowski	7	Abandonment-last sentence "deteriorated" to "condemned"	Send to K&P
Dombrowski		need definition for "condemned"	
Dombrowski	7	Accessory structure/building-after "incidental" add "or related"	Send to K&P
Dombrowski	7	Accessory Use-after "incidental" add "or related"	Send to K&P
Cataldo	7	Accessible Parking Space ADA Should be AAB	
Rowlands	8	Adult Entertainment Use- list adult uses & non uses -be more explicit	Send to K&P
Cataldo	8	Adult paraphernalia store - Should list times and amount of inventory	
Dombrowski	8	Agriculture-make sure it comports with MGL 40A	
Cataldo	9	last bullet-swine. See if it agrees with MGL-remove if possible	
Rowlands	9	Alteration - remove the word "construction"	Send to K&P
Dombrowski	9	Apartment/multi-family services-add with separate entrances	Send to K&P
Dombrowski	9	Awning - change "rain or sun" to "weather"	
Dombrowski	11	Certificate of occupancy - add at the end "and other regulations and laws"	
Mazzarella	11	Commercial vehicle- review definition	Send to K&P
Rowlands	11	Contractor's yard- remove "including equipment rental"	
Mazzarella	11	Convenience store-remove "generally"	
Dombrowski	12	Driveways- (3rd line) add "private residence"	Send to K&P
Rowlands	12	Driveways- remove "has an impervious surface" and replace with "paved surface"	
Dombrowski	13	Family day care home - make sure it agrees with MGL 28A, Section 9	
Cataldo	14	Frontage, lot - remove -"at the option of the owner"	if ok with K&P
Souza	15	Garage, private - "automobiles". See what else can we use.	Send to K&P
Dombrowski	15	Hazardous or toxic material. Should include MGL 21E	
Cataldo	17	Height, building-needs to be addressed.	
Rowlands	17	Hotel, Motel - differences between hotel and motel should be defined	
Souza	18	Junk yard - change to "Salvage yard" add "material salvage"	

SPECIAL MEETING OF THE CITY COUNCIL, SEPTEMBER 14, 2011, continued

Recommended By	Page	Change	Action
Rowlands	19	Move picture to bottom of page near definition for "Lot"	
Rowlands	20	Medical facility-needs to be defined-listed as a single use	Planning Director to go through list
Rowlands	20	Mixed Use Development-change to "Multi Use Development"	
Rowlands	21	Office, business/professional- Should have same wording as the Table of Uses. Type-o "The" office of a person	
Rowlands	21	Pet services- Should add "Veterinary services" under definition and in the Table of Uses	
Freda	24	Signs - should have a separate definition for digital signs	
Dombrowski	24	Special Permit -should use definition found in MGL 40A	
Mayor	24	Story, half -should refer to the building code.	
Dombrowski	26	Variance - should use definition found in MGL 40A	
Rowlands	26	Need definitions for Quarry and Wholesale establishments	

Upon request of the PRESIDENT'S ZONING COMMITTEE, C-68 was given FURTHER TIME. Vt. 8/0.

MEETING ADJOURNED AT 9:20 P.M.

Lynn A. Bouchard, City Clerk
and Clerk of the City Council