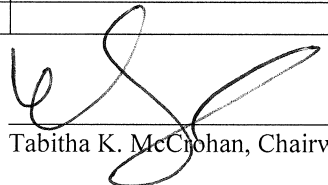


MINUTES OF TOWN OF BERKLEY SELECTMEN'S MEETING OF 04/10/2025

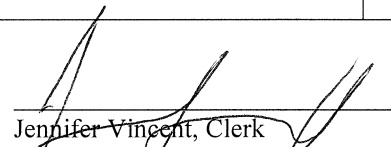
SELECTMEN IN ATTENDANCE: Tabitha K. McCrohan, Chairwoman, Jennifer Vincent, Clerk

TOPIC		ACTION
	Meeting Called to Order at 6:03 p.m. in the Council on the Aging Room	
New Business	<p>The joint meeting of Planning Board and Board of Selectmen was called to order at 6:03 PM. Present were Town Counsel Adam Costa (AC) Selectmen Jennifer Vincent (JV) Selectmen Tabitha McCrohan (TM), Town Administrator Mathew Chabot (MC) Planning Board: Paul Megna (PM) Michael Leger (ML) Marc Oliveira (MO) Gregory Unger (GU) Donna Leary (DL)</p> <p>Board to attend joint meeting with the Berkley Planning Board regarding the MBTA Communities Law, to discuss potential changes to zoning map and potential changes to the Berkley Zoning Bylaw.</p> <p>Boards and counsel also discussed the potential changes in zoning the town will need to make to be compliant with the MBTA Communities Law. With it being an unfunded mandate, they talked about the option of joining with other towns and challenging the requirements put forth by the MBTA Communities Law. Counsel stressed the importance of any deadlines set forth and the importance of keeping to them. Run the risk of losing grants if deadlines are not met.</p> <p>TM discussed some of the potential areas that could be overlayed. She cited the following potential neighborhoods: Osprey Dr and North Main St. as options. GU suggested that an area close to the railroad track would work well.</p> <p>JV cited that she is not happy with the "loss of autonomy" that comes with the MBTA Communities Law, but claimed that in the bigger picture that there were some feasible solutions.</p> <p>AC cited the complications surrounding the development of a compliant bylaw.</p> <p>ML had further questions about the MBTA Communities Law, asking whether they had to be affordable housing, to which the Board responded that it did not. ML responded that even with concerns about existing infrastructure, the Commonwealth could subsidize contractors to complete the work. MC claimed it was also possible that the Commonwealth could inflict further penalties on the Town for non-compliance.</p> <p>TM stated that we could put down eight or ten potential areas to choose from and reduce them over time. MC stated that if we lay the groundwork now, the Boards can always decide not to push forward with the bylaw, but inaction until Special Town Meeting would leave the Town with few options for the drafting of a bylaw.</p> <p>MO suggested that the overlaying near the tracks wouldn't be a terrible idea. JV suggested the community impact might not be as bad as anticipated given declining school enrollment.</p> <p>The Boards generally discussed the efficacy of school choice.</p> <p>ML asked about the potential of putting the overlay district on a Town line, somewhere on County St.</p> <p>The Boards then moved into the discussion of the expansion of the General Business District.</p> <p>Butch Rose was present to talk about his property at 35 & 35R Padelford Street to be zoned as general business. Patty from 33 Padelford Street was there as well for the same reason. They were both assured that it will be on the warrant for the Town Meeting on June 2nd 2025. Both property owners expressed that they are in favor of the rezoning of their properties.</p>	<p>Ms. Vincent moved to accept, Ms. McCrohan 2nd, motion approved</p>


	<p>There was additional discussion about what other areas in town that could potentially be zoned as general business as well.</p> <p>The Boards then began to discuss residences in the General Business District and the future possibility of mixed-use zoning in the Town.</p> <p>AC cited the ways for the zoning map changes to get on the Annual Town Meeting Warrant. MC committed to placing language into a draft warrant for the Board of Selectmen and Planning Board.</p> <p>MC asked if the Planning Board would like the corrections to the Table of Use Regulations presented at November 2024's Special Town Meeting. DL responded that she would.</p> <p>The Boards present also asked the Town Administrator to include a warrant article striking the requirement for the Board of Selectmen to do a public hearing for Bylaw changes. AC explained that this is a unique requirement of the Town.</p> <p>Tara and Yaniv Didi of 68 N. Main St. also inquired about the change of use or zoning for their property for the purpose of a doggie-day care. While a zoning change was unlikely, one possibility was offered. A change from one non-conforming use to another could be possible with the permission of the Zoning Board of Appeals.</p>	
Adjournment	Meeting adjourned at 8:04 p.m.	



Tabitha K. McCrohan, Chairwoman



Jennifer Vincent, Clerk



Matthew Chabot, Town Administrator