

February 7, 2019

Memorandum

To: Board of Selectmen

From: Planning Board

RE: Proposed Zoning By-Law Changes

The Planning Board has been actively engaged in drafting proposed amendments to our zoning bylaw. On February 6, we voted in favor of the proposed amendments and to send them to the Select Board for review. In order to provide some clarity to the proposed amendments we have prepared the following list of objectives that summarize our intent and the attached 'change' document that identifies each change. These changes can be tracked by using the change summary and comparing the existing text with the proposed zoning by-law.

Objectives:

- 1) Bring clarity to the requirements and procedures for site plan review.
- 2) Create a tiered schedule of requirements to simplify approval for projects compatible with our rural character and with modest impact on neighborhood and town resources.
- 3) Expand allowable uses and incorporate a use table that shows uses and permitting requirements.
- 4) Provide greater opportunity for affordable housing and household downsizing by allowing:
 - a) Two-family dwellings
 - b) Conversion of existing single family dwellings to multi-family.
 - c) Expand accessory apartments by right to include two family dwellings.
- 5) Protect open space and wetlands by allowing common driveways.
- 6) Clarify requirements for Non-conforming Uses and Structures by allowing alteration and expansion of non-conforming structures by right if no new non-conformity is created.
- 7) Modify Intensity requirements by exempting certain improvements from required yards; reducing yard requirements for accessory uses; and, reducing minimum yards and acreage required for campgrounds.
- 8) Establish parking standards for residential and commercial uses.
- 9) Revise requirements for signs by clarifying language and allowing externally illuminated signs.
- 10) Move Administrative requirements to Section II of the by-law and incorporate definitions in the appropriate sections to make the by-law more user friendly.