



March 25, 2021

Draft of Proposed Changes to the Zoning By-Law

The Planning Board proposes 7 minor changes to the zoning by-law. Each change is described followed by the complete language of the paragraph proposed to be revised or added.

- 1) Section 2.4.3 sub-paragraph a): Change the words "Section 2" to read "Section 9".
 - a) The period of review for Site Plan Review shall conform to the requirements of Chapter 40A, [delete "*Section 2*" insert] Section 9, 'Special Permits.' Specifically, a public hearing shall be held by the Planning Board within sixty-five (65) days of the filing of the application and within ninety (90) days of the close of the public hearing take final action on the application for Site Plan Review.

- 2) Section 2.5.3 sub-paragraph e) delete the words "the expense of legal notice and".
 - e. A filing fee to cover [delete "*the expense of legal notices and*"] administrative costs shall be set by the Special Permit Granting Authority and delivered with the application.

- 3) Section 2.5.3: add the following sub-paragraph:
 - f. In addition to the filing fee, a deposit shall be required to cover the expense of legal notices and required mailings incurred by the town. Upon review of the application, the SPGA may request an additional deposit for Review Fees.

- 4) Section 2.5.6, a): change the word “petitioner” in the second sentence to read “the SPGA”.

a. In the case of every application for a special permit made to it under the provisions of this Zoning Bylaw, the SPGA shall hold a public hearing to consider the application in question and shall cause a notice thereof to be published in the local newspaper and by posting a notice on the Bulletin Board in the Town Office Building not less than fourteen (14) days before the day of such hearing. A copy of the notice shall also be sent by certified mail by the [delete *petitioner* insert] SPGA to the abutters, owners of land directly opposite on any public or private street or way, abutters to the abutters within three hundred (300) feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, and any other person or persons who in the opinion of the SPGA may be interested in such application. Copies of the public hearing notice shall be sent by the SPGA to the planning board of every abutting town.

- 5) Section 4.1.3: delete the following sections of text from the definition: “on parcels of land with more than five (5) acres”, insert a comma after the word floriculture and change the words “except for a commercial greenhouse” to read “greenhouses”.

4.1.3 Agriculture, Horticulture, Floriculture or Viticulture. Agriculture, Horticulture, Floriculture or Viticulture shall include but not be limited to farming, including the raising of stock [delete *on parcels of land with more than five (5) acres*], truck gardening, greenhouses in connection with truck gardening and floriculture [change *except for a commercial greenhouse* to read] , commercial greenhouses, nursery, maple sugar production, the growing and harvesting of forest products, and display and sale of natural products raised in the town with the necessary structures needed for these uses.

- 6) Section 6.0.1: Insert the words “Except one and two family dwelling,”; change the words “obtain a zoning determination form” to read “complete and submit the **Zoning Determination Form** to” ; and, change the words “and complete” to read “and transmit a copy to the SPGA prior to submitting”

6.0.1 [insert] Except for one and two family dwellings, [change A to lower case] all persons [delete “*shall obtain a zoning determination from*” and insert] submit the **Zoning Determination Form** to the zoning enforcement officer [delete “*and complete*” and insert] and transmit a copy to the SPGA prior to submitting the **pre-construction checklist** to be included with any **building permit application**

- 7) In the Use Table, change the designation “SP” (Special Permit) to read “SPR” (Site Plan Review) for the following four uses: a) Commercial Greenhouse, b) Cemetery (Private and Public), c) Personal Care Facilities and d) Custodial Care Facilities.