



**Public Forum**  
**May 12, 2014**  
**7:30 PM**



## Zoning Background:

- Regulates use and development of property
- First adopted in 1928
- Numerous piecemeal changes
- Complicated zoning is costly and time consuming



## Project Goals:

- Simplify, Modernize, and Clarify
- Improve permitting
- Develop initial draft by July 15, 2014
- Final draft for warrant September 23, 2014
- Recommend article for Nov. 2014 Town Meeting



## **Zoning Advisory Committee (ZAC)**

\*Marsie West, Chair

David Traniello, Vice Chair

\*David Tuttle

\*Jeff Hansen

Eric Bergstrom

\*Erin Calvo-Bacci

George Katsoufis

\*Town Meeting Members

## **Representing**

Board of Selectmen

Zoning Board of Appeals

Community Planning & Development Commission

Community Planning & Development Commission

Resident, Financial Services Professional

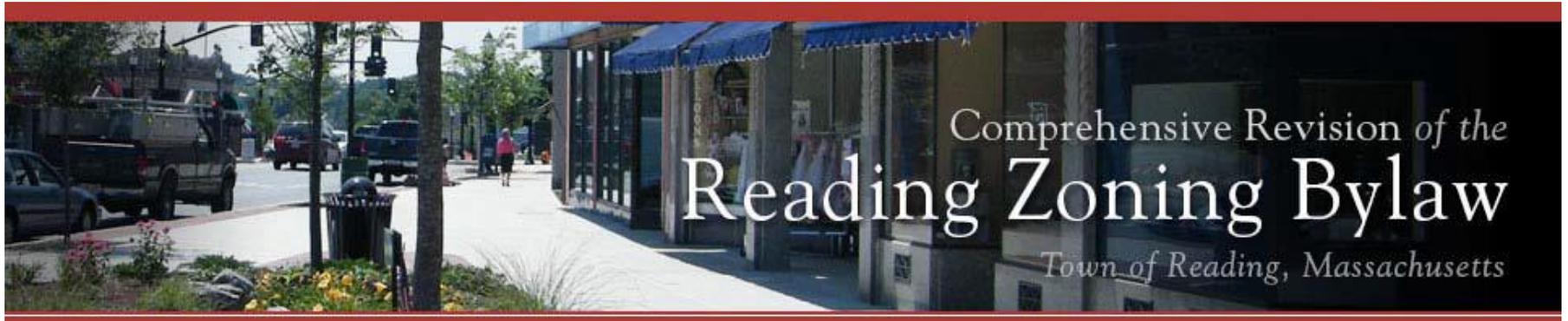
Resident, Local business owner

Resident, Associate member of CPDC



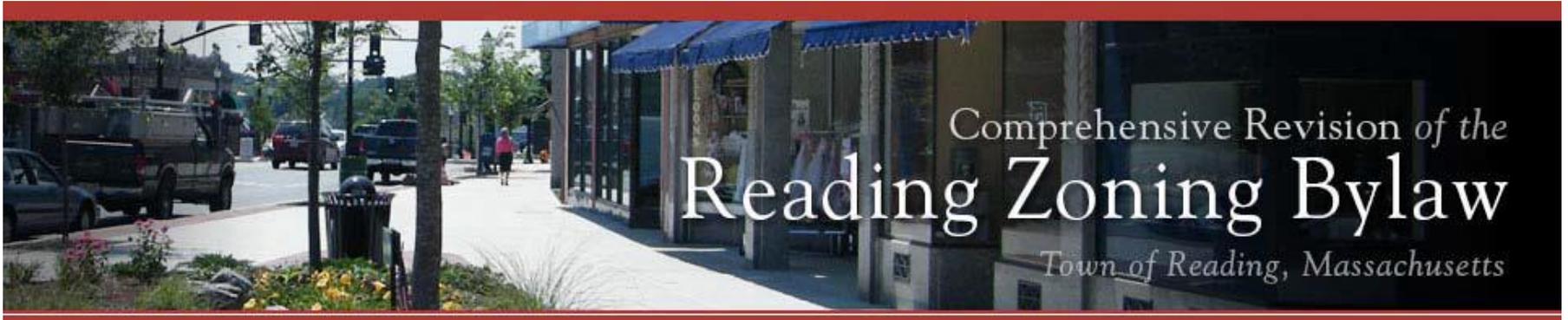
## Tonight's Agenda

- Accessory Apartments
- Site Plan Review
- Aquifer Protection (AQ) District
- Organization of Use Table
- Initial thoughts and comments
  - Sign regulations
  - Parking requirements



## Accessory Apartments

- Allow accessory apartments in single-family homes as follows:
  - By right within an existing single family structure
  - With a special permit if detached from principal structure
  - Subject to size, parking, and design standards



## Aquifer Protection

- Required by Federal and State Law subject to legal agreements
- Clarify regulations for a lot divided by the boundary line of the Aquifer Protection District
  - Less restrictive use may extend up to 50 feet over the boundary



## Site Plan Review

- Changes designed to streamline the process
- Fewer projects subject to full site plan review
- Simplified minor site plan review
- More specific site plan application instructions
- Revised and clarified the appeal process



## Use Table

- Divided into residential and non-residential uses
- Modernized list of land uses to reflect current trends
- Reviewed use designations for each district
- Eliminated Wetlands Protection District

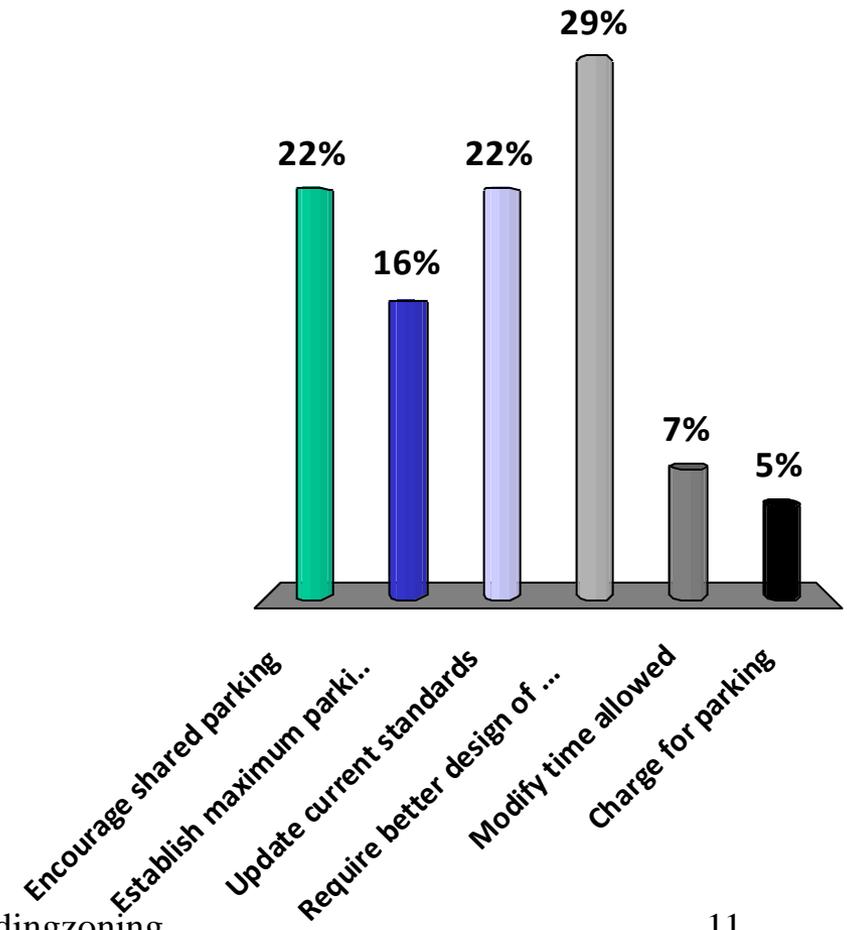


## Interactive Questions



# How can the Zoning Bylaw address parking issues? (choose up to 2 answers)

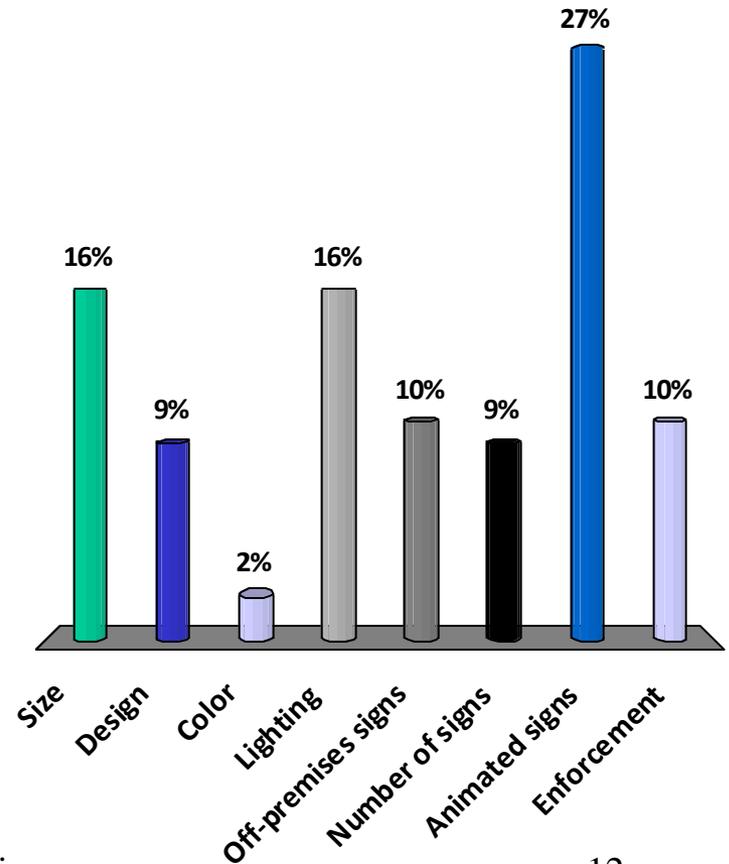
1. Encourage shared parking
2. Establish maximum parking standards
3. Update current standards
4. Require better design of parking areas
5. Modify time allowed
6. Charge for parking





# What is your biggest concern regarding signs? (choose up to 3 answers)

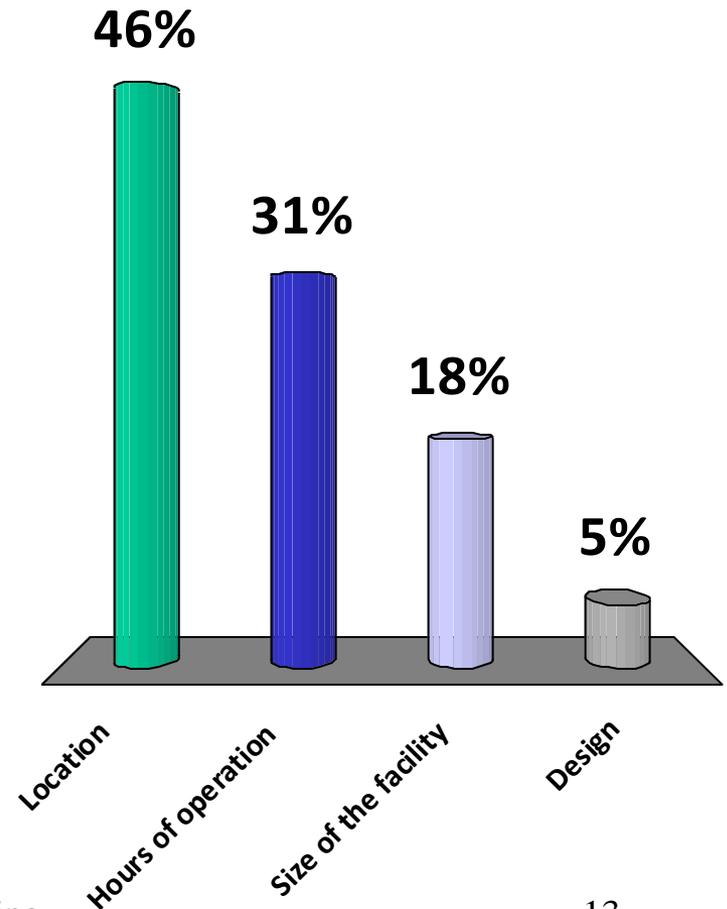
1. Size
2. Design
3. Color
4. Lighting
5. Off-premises signs
6. Number of signs
7. Animated signs
8. Enforcement





# What is your biggest concern regarding medical marijuana (select 2)?

1. Location
2. Hours of operation
3. Size of the facility
4. Design





## Should zoning always allow minor changes to existing structures if setbacks can be met?

1. Yes
2. No
3. Not sure

