

4.3 Community Planning and Development Commission

4.3.1 Powers

The Community Planning and Development Commission (CPDC) shall act on all matters within its jurisdiction under the Zoning Bylaw in the manner prescribed in Chapter 40A of the Massachusetts General Laws. It shall have the power:

- 4.3.1.1** To hear and decide applications for Special Permits in accordance with Section 9 of Chapter 40A of the Massachusetts General Laws and Section 4.3 of the Zoning Bylaw.
- 4.3.2.2** To conduct Site Plan Reviews in accordance with Section 4.6 of the Zoning Bylaw.
- 4.3.2.3** To propose, review, hold hearings and make recommendations on text or map changes to the Zoning Bylaw in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws.
- 4.3.2.4** To review and act on preliminary and definitive subdivision plans in accordance with Sections 81K-81GG of Chapter 41 of the Massachusetts General Laws.
- 4.3.2.5** To review applications for endorsement of plans as “Approval Not Required” in accordance with Section 81P of Chapter 41 of the Massachusetts General Laws.
- 4.3.2.6** To prepare a comprehensive/master plan in accordance with Section 81D of Chapter 41 of the Massachusetts General Laws.

4.3.3 Associate Member

The CPDC may have one (1) Associate Member appointed by the Board of Selectmen for a two (2) year term. Except as otherwise provided by law, if any regular member is absent from a meeting, disqualified from acting, or otherwise unable to deliberate, the chair of the CPDC may designate an Associate Member to deliberate and vote on any matter before the CPDC. An Associate Member so designated shall be entitled to continue to participate in the matter as necessary and to remain qualified to vote thereon.

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