

Planning Board Public  
Hearing  
Zoning Amendments for  
Annual Town Meeting

February 28, 2017

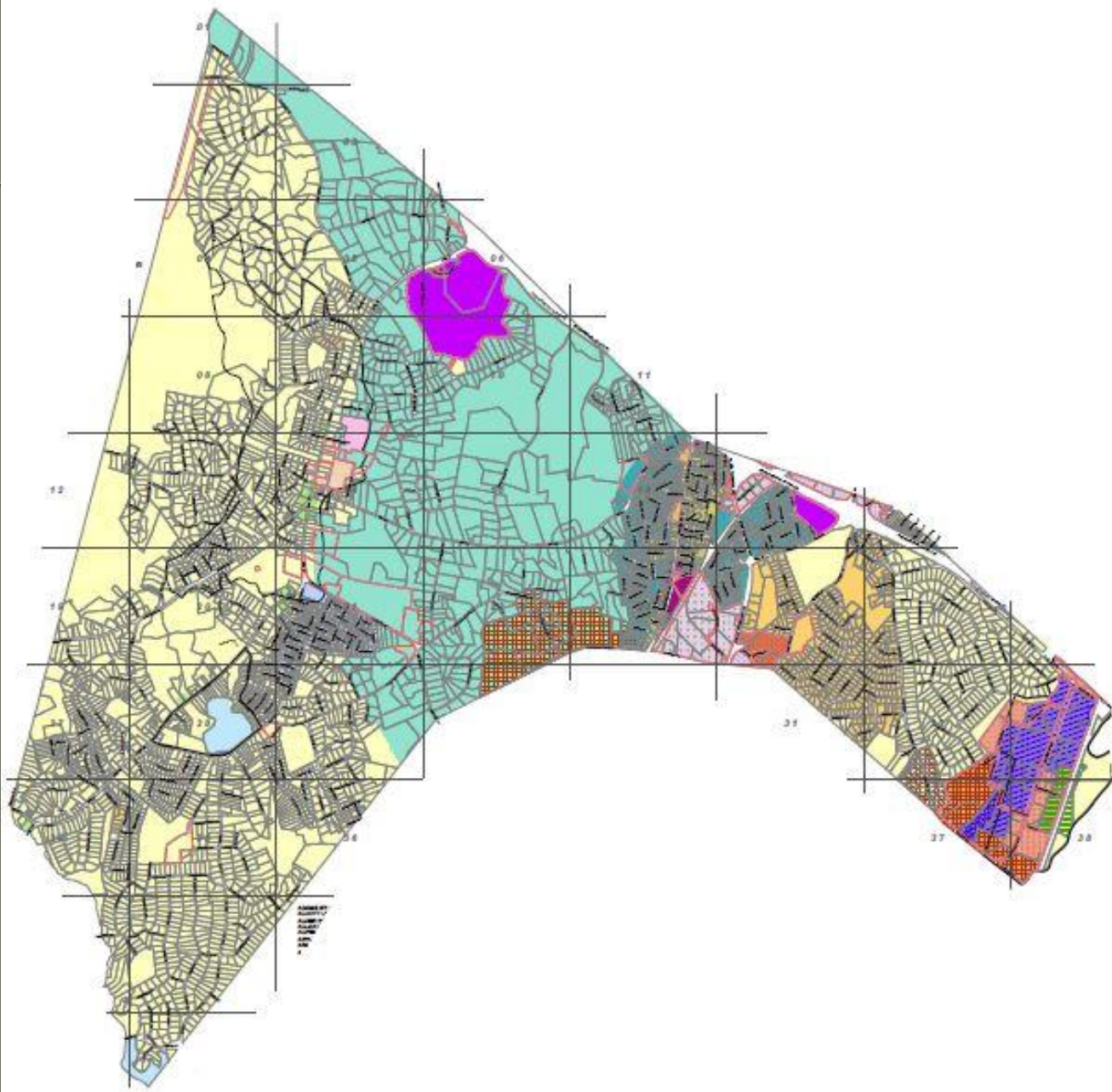
# Article 1 – Non-Medical Marijuana Establishments

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- November 8 vote legalized marijuana for non-medical uses, establishing marijuana retailers, permits home growth and limited amounts of possession
- To restrict marijuana retailers, a town must opt-out through a local election
- Election scheduled for Tuesday, April 25
- Westwood voted 57% to deny
- Zoning proposes prohibiting non-medical in all zones and updates definitions

	SR A	SR B	S R C	S R D	S R E	GR	SR	LB A	LB B	H B	I	I O	AR O
Medical Marijuana Establishment per 7.4	N	N	N	N	N	N	N	N	N	N	N	N	BA
Non-Medical Marijuana Establishment	N	N	N	N	N	N	N	N	N	N	N	N	N BA *

\* If prohibition does not pass, amendment could be proposed on Town Meeting floor to allow by special permit from the ZBA in the ARO district to match the medical establishments. Add a new Section 7.5.



# Article 2 – Accessory Apartments

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1% = 45 acc. Apts.

2% = 90 available special permits

**Limited Number of Special Permits.** The maximum number of special permits to be issued and in effect shall not exceed two percent (2%) of the current number of single-family and two-family dwelling units in Town. All applications for a special permit pursuant to this Section shall be acted upon in the order in which they are filed.



# Article 3 – Storage Facilities



- No changes to zones: HB, I, IO
- Changes SPGA to PB from ZBA
- Creates new Section 7.6 to new special requirements:
- Storage facility map (1 mi.)
- Market & occupancy analysis of nearby facilities
- Trees planted every 30 ft. along streets
- No single-story buildings
- Unit access interior
- Screening and buffering
- Reduces parking to 50/unit
- PB may waive front, rear & side setbacks
- Prohibited 200 ft. of local major roads





# Article 4 - Solar



- Deletes definitions for small & large scale solar, 15 kW
- New definitions for “Roof-Mounted Solar” and “Ground-Mounted and Other Solar”
- Roof-mounted on principal buildings by-right, can’t extend beyond roof & same angle
- Ground-Mounted and Other Solar, by special permit from ZBA. Accessory buildings, ground, beyond roof



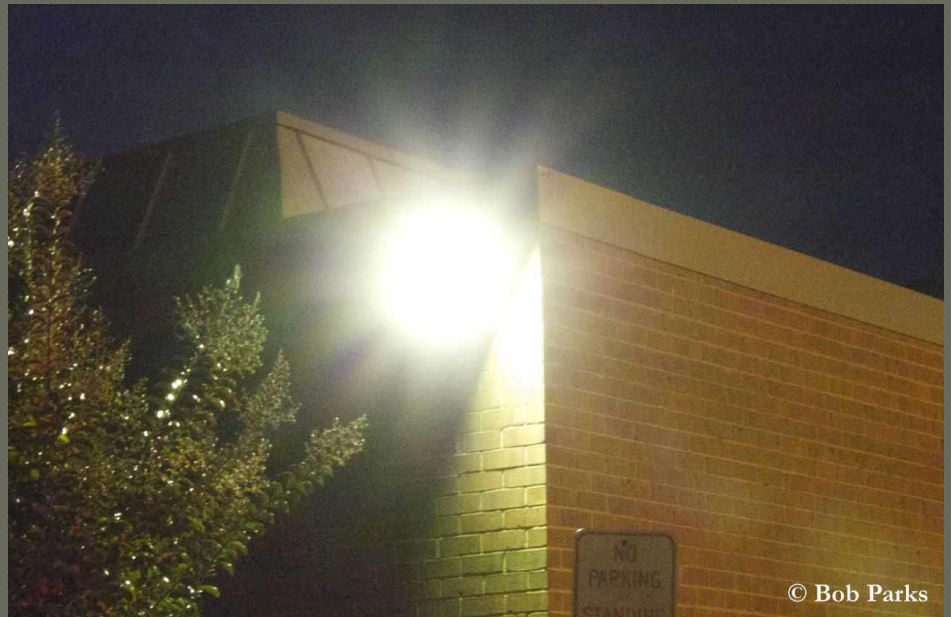
# Article 5 – Earth Material Movement (EMM)



- Changes from special permit to EIDR
- Adds a clear purpose of Planning Board's review is on the transportation of the earth
- EIDR no longer discretionary, no 20-day appeal period, less delay in construction
- Stormwater review when over 5,000 sq. ft. disturbance

# Article 6 – Exterior Lighting

- Requires security & non-security lighting shown on exterior lighting plan
- Non-security lighting will be required to be turned off within an hour after close of business
- Clarifies how to measure 15 ft. height limit for wall mounted fixtures



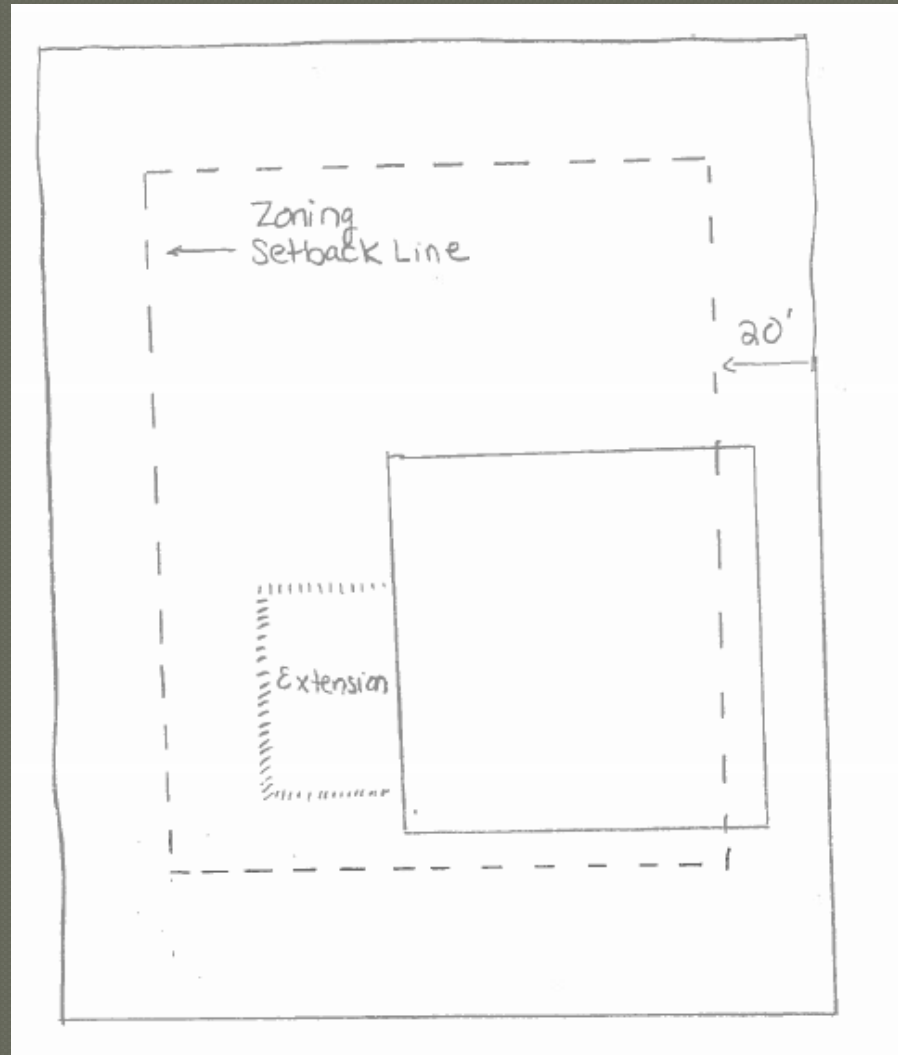
# Article 7 – Rewrites

## Nonconforming Uses & Structures

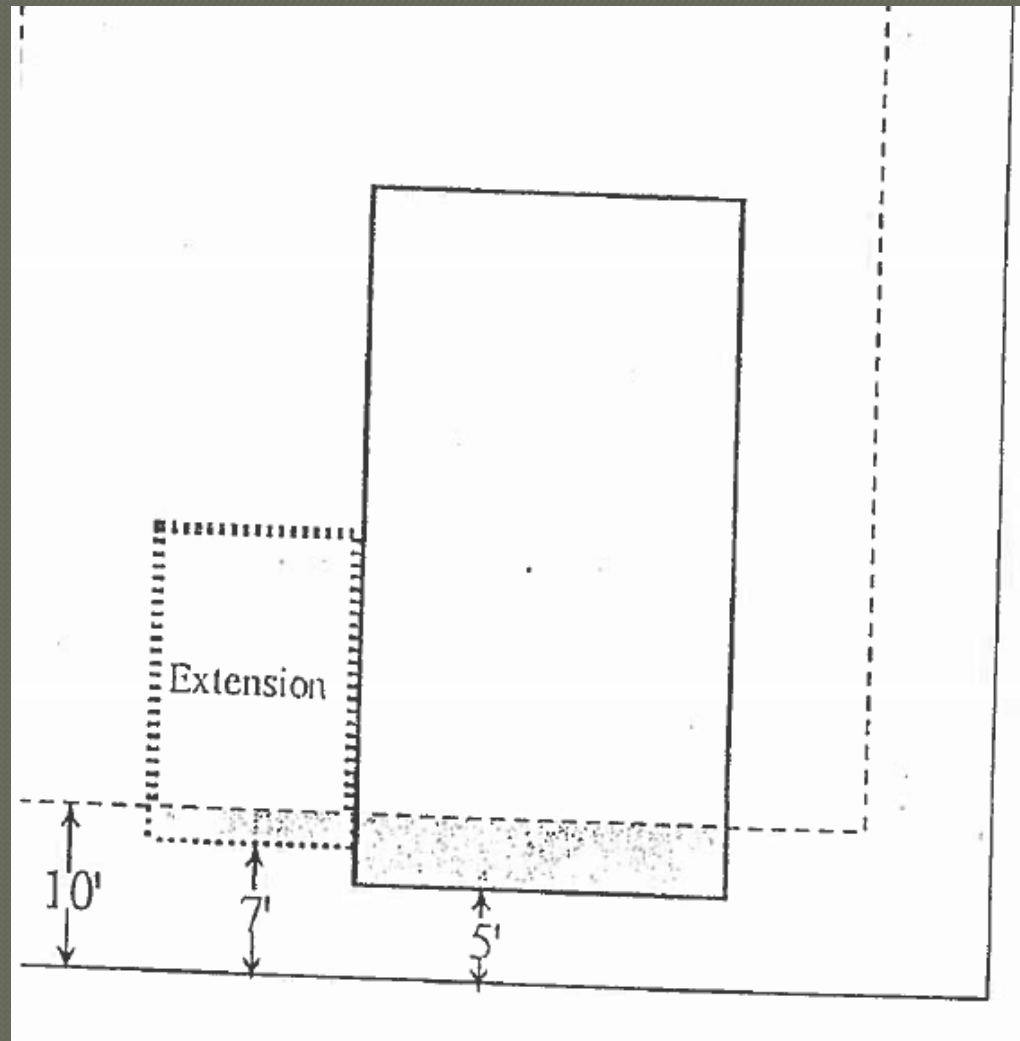
- Writes Section 4.5.6 of Zoning Bylaw
- Currently bylaw allows any alteration upon ZBA finding not more detrimental to the neighborhood
- Proposal: Changes the review process for substantial alterations, reconstructions, extensions that intensify the nonconformity or creates new ones from special permit to variance



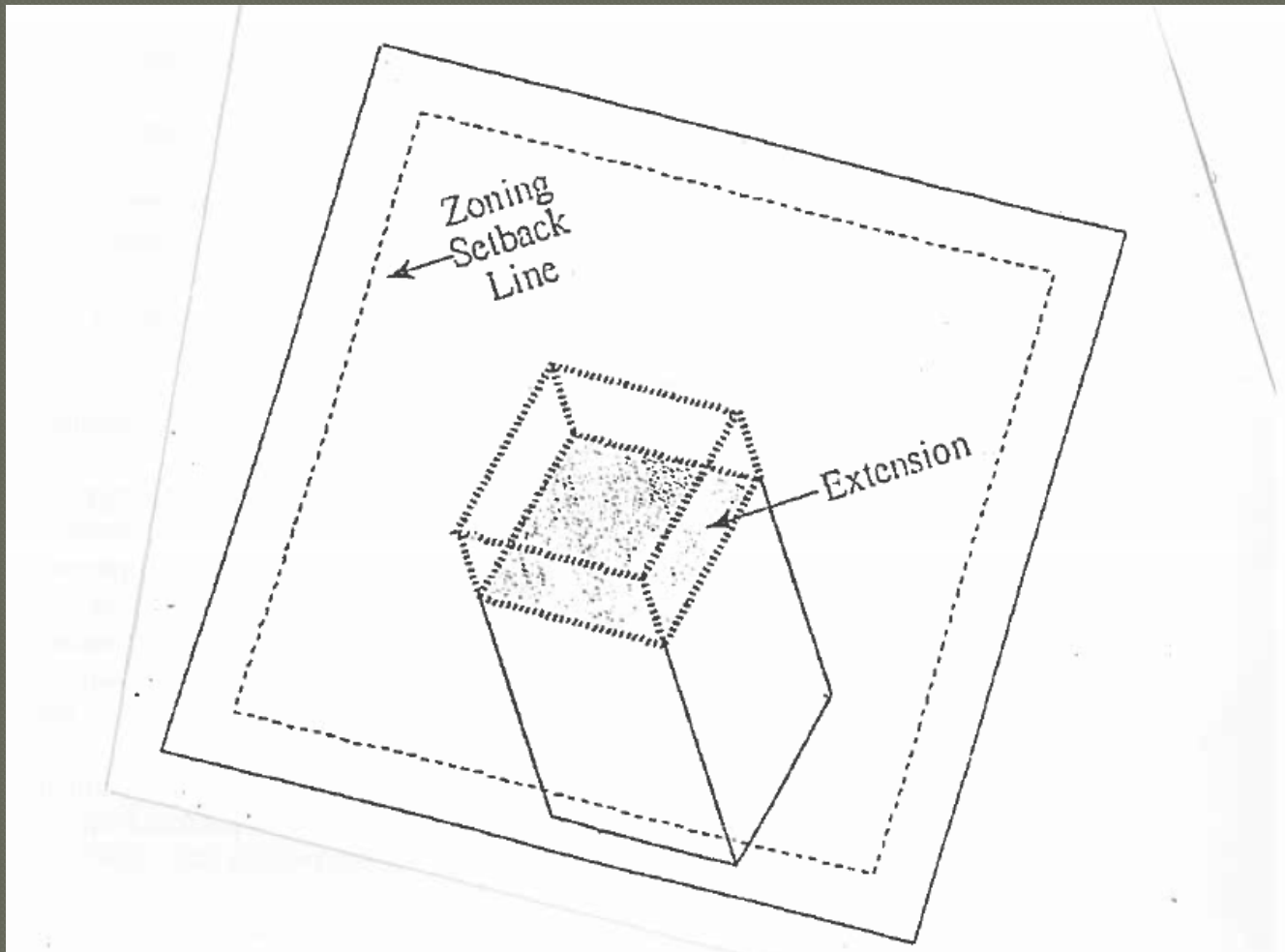
# Current & Proposed By-Right:



# Special Permit: Current & As Proposed

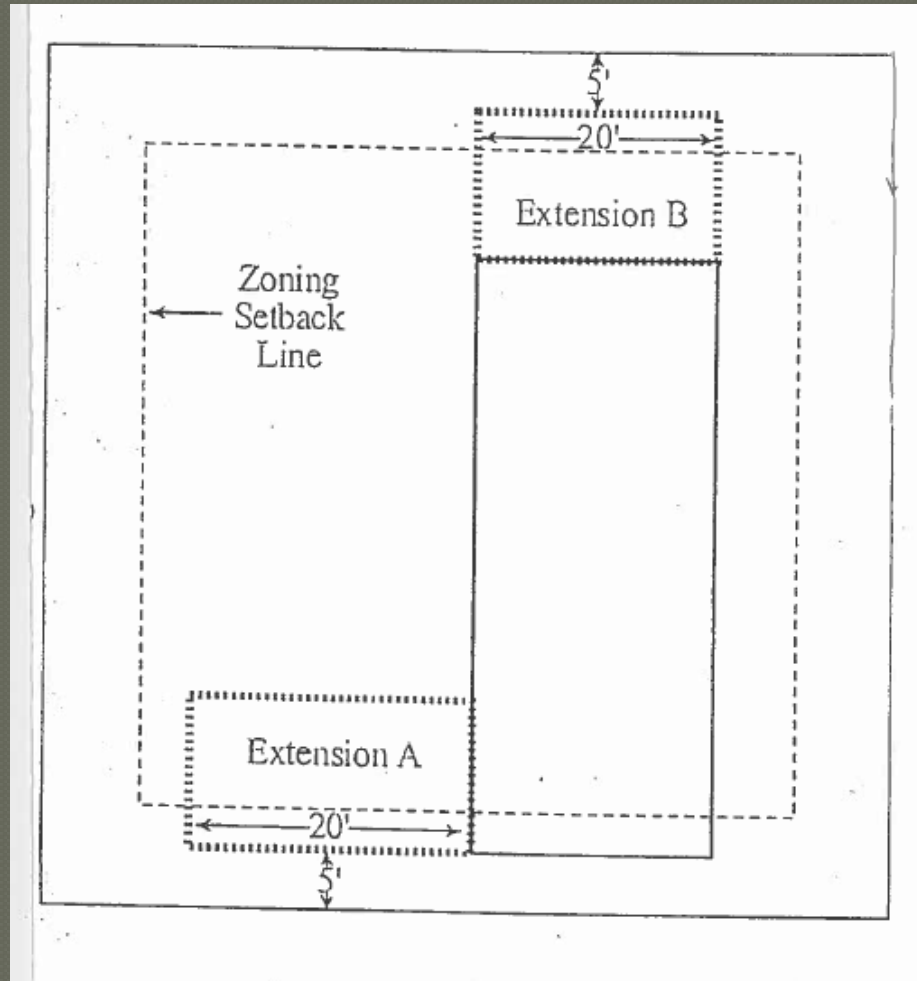


Special Permit if  $< 25$  ft.  
Variance if  $> 25$  ft.

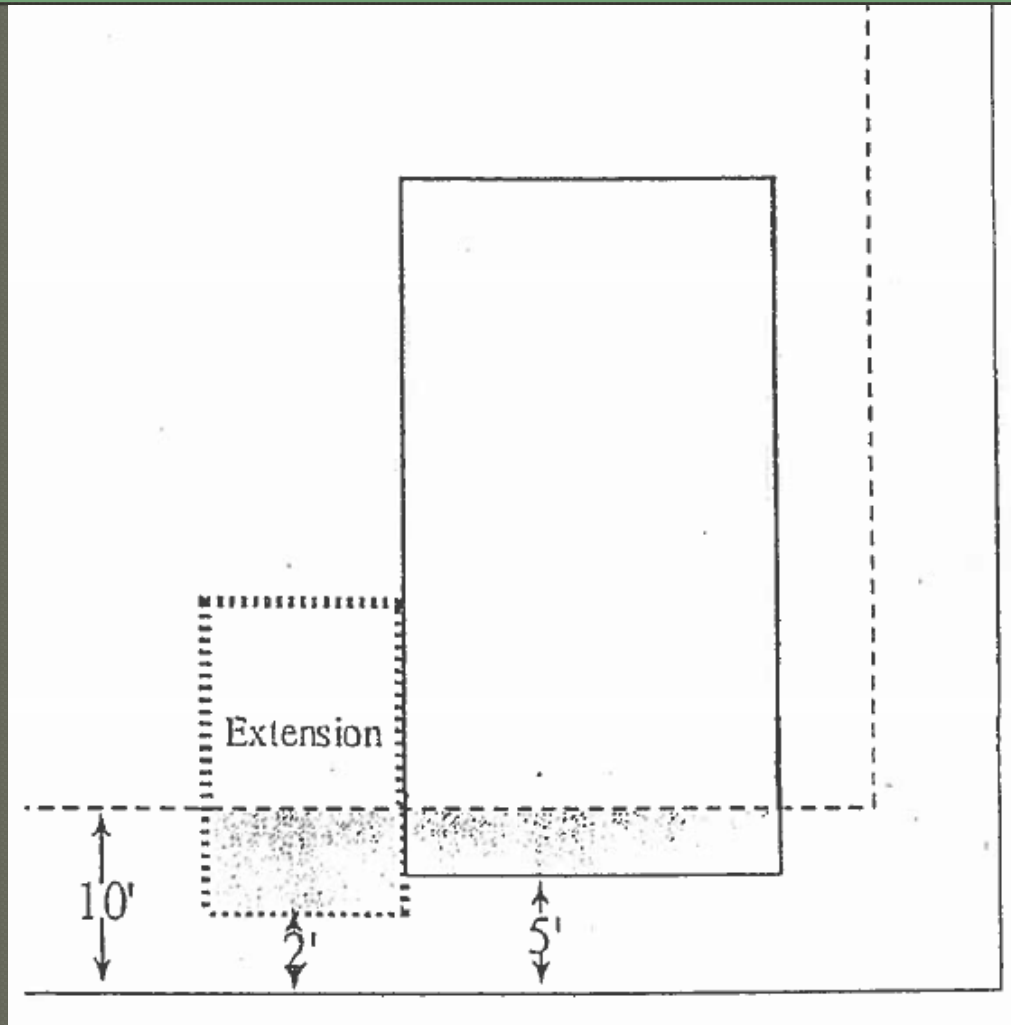




# Special Permit & Variance



# Variance



# Article 8 – Corner Clearance

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**5.5.5 Corner Clearance.** On any corner lot, no building, structure, **fence**, wall, landscaping, or any other similar obstruction greater than three (3) feet above the road surface shall be located within the sight distance triangle. The sight distance triangle is the area formed by the point of intersection of the tangents of the curb lines or the tangents of the edge of pavement lines of the intersecting streets and the two points along those tangents that are a distance from that intersection point of 25 feet. Said triangular area shall remain clear as to not interfere with traffic visibility around the corner.





# Article 9 – Zoning Penalties

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Amends existing Section 10.1.6:

From: \$100.00 for each offense

To:

up to \$300.00

“and the specific amount shall be at the Building Commissioner’s discretion”

# Article 10 – Snow Removal and Deicers

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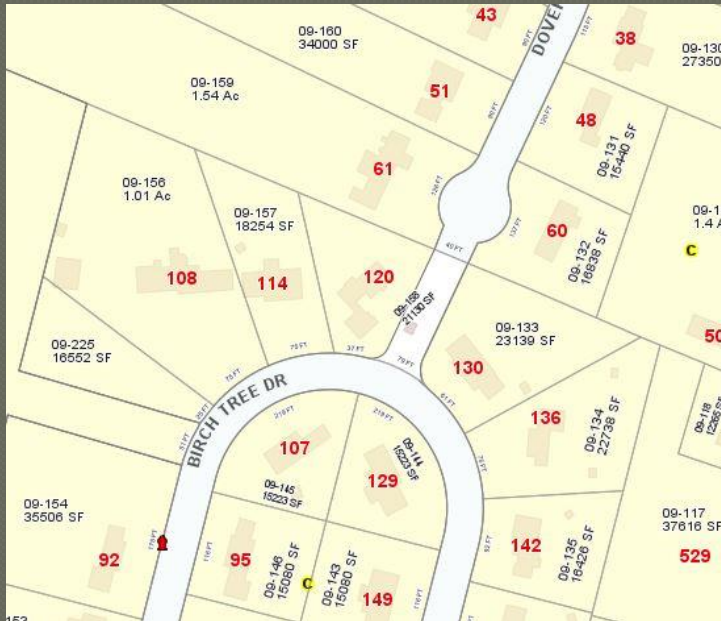
Amends the UAMUD & WRPOD by removing the words “but not sodium chloride” from the permissible materials to be stored by grant of special permit from Planning Board

And

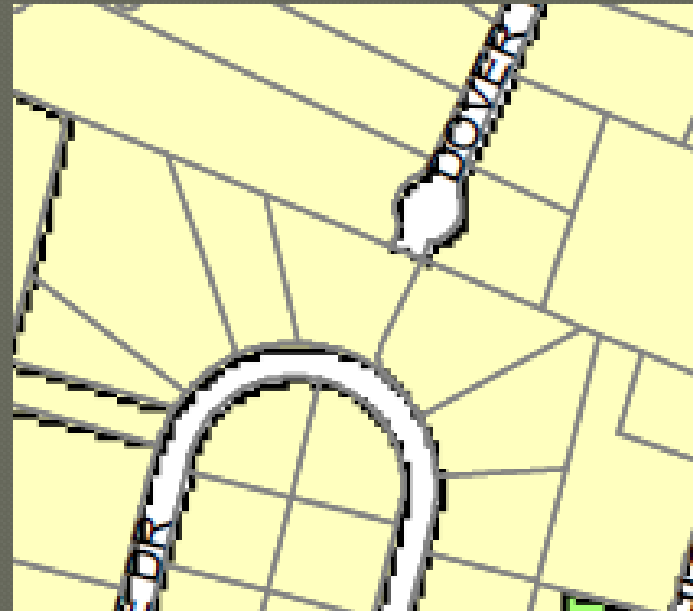
Allows for other alternatives other than calcium chloride to be considered by PB

# Article 11 - Housekeeping

Existing:



Proposed:



Updates notes in Table of Principal Uses



# Citizen Petition – Housing Moratorium

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To see if the Town will impose a moratorium against demolishing dwellings for a period of three (3) year. This regulation will curtail the building of a new, larger structure and priced so as to put out of reach for entry level buyers.

# Citizen Petition - FMUOD 6 & 7 Removes Multi-Family Use

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To see if the Town will vote to approve certain zoning amendments to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] to eliminate multi-family residential uses within the FMUOD6 (Washington Street Business District) and FMUOD7 (High Street Business District) and remove reference to the percentage of Residential Units in Section 9.5.13 (no more than 50% GFA of project)

# Citizen Petition – Removes Footnote for FMUOD 6 & 7

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Note 1 – Minimum project area shall include contiguous parcels and parcels separated by a roadway or railroad right-of-way that are effectively contiguous.