

## Town Meeting Zoning Articles: What do we want to propose in May?

Russ Williston, Planning Board Chair, 1/19/2022

### Annual Town Meeting Date

Town Meeting on "First Monday in May" would fall on 5/2/2022 this year.

### Remaining Regular Planning Board Meetings

Not too many...

1. 2/9/2022
2. 2/28/2022
3. 3/14/2022
4. 3/28/2022
5. 4/11/2022
6. 4/25/2022

### When do articles need to be finalized

Probably on 3/28 if they're routine, or on 3/14 if there's a need for a thorough report

If we're willing to have hearings on 4/25/2022, and approve a report at the same meeting, we would need to advertise the hearings in The Item on 4/8 and 4/15. **The last regular meeting we could receive/approve the article text at is our 3/28/2022 meeting, for a hearing on 4/25/2022.**

If we'd prefer to prefer to meet after the hearings to approve a draft report, we'd need to have the hearings at our regular meeting on 4/11/2022. We would need to advertise the hearings in The Item on 3/25 and 4/1. **The last regular meeting we could receive/approve article text at is our 3/14/2022 meeting, for a hearing on 4/11/2022.**

### What would we like to prepare?

- **IPOD Bylaw Amendments?**

We made a start in the fall – do we want to propose something?

- Reduce maximum housing density (we last discussed reduction from 15 to 1)
- Remove requirement to include housing? (Presently must be > 25%)
- Change maximum phase square footage? (Presently 600k square feet)

- **Solar Bylaw Amendments?**

Proposed by Zero Point

- **Stormwater Bylaw Amendments?**

We discussed these a bit in the fall...are there changes we need and would we be ready?

- **Corrections to an error in the use table.**

Not sure if this requires a town meeting vote (incorrect when approved) or if it was a post-approval typo. (Article XI is the “Personal Wireless Service Facility Regulations”)

§ 220-8.4. PUBLIC, HEALTH, EDUCATIONAL AND INSTITUTIONAL USES.								
Principal uses								
A.	Underground or overhead communications, gas, electrical, sewerage, drainage, water, traffic, fire, and police system services, appurtenant equipment, and installations	SP	SP	SP	SP	SP	PB	If personal wireless service facilities regulated under Article XI of Ch. 220.
		P	P	P	P	P	P	If not regulated under Article XI, and provided by a public service corporation or governmental agencies.

<sup>1</sup> Editor’s Note: As regulated under Article XII of Chapter 220, Zoning.

ZONING

Item	Use	Zoning Districts						Notes
		R	NB	LI	LI2	GI	EZ	
B.	Religious and educational uses	SP	SP	SP	SP	SP	PB	If not regulated under Article XI, and provided by other than a public service corporation or governmental agency.
		P	P	P	P	P	P	If exempt from prohibition under MGL c. 40A, § 3.
		SP	P	N	N	N	P	If a use, such as a commercial school, not exempt from prohibition