

ZONING ARTICLE #2 - Zoning District Boundaries

ARTICLE XX: To see if the Town will vote to amend the Zoning Bylaw by modifying certain provisions of Section 201 – Establishment of Districts, with new language shown in bold italics, as follows, or take any other action relative thereto:

1. Amend Section 201.2 – Zoning Map, by deleting the text “*November 01, 2004, as most recently amended*” and replacing with “***October 29, 2019, or as most recently amended***”.
2. Amend Section 201.5 B1, by deleting it in its entirety and replacing with new text as shown:

201.5 B1 (Deleted STM 10/26/21)

3. Amend Section 201.6 B2, by deleting it in its entirety and replacing with new text as shown:

201.6 B2 (Deleted STM 10/26/21)

4. Amend Section 201.7 – District Boundaries, by deleting it in its entirety and replacing with new text as shown:

201.7 District Boundaries. Boundaries of Zoning Districts shall be as shown on the Official Zoning Map. Where any uncertainty exists with respect to the boundary of any zoning district, as shown on the Zoning Map, the following rules shall apply:

- a. Boundaries of Zoning Districts shown on the Zoning Map which approximately follow or terminate at a town line, or current or former lot line, or street layout line, or edge of waterways/ waterbodies shall be construed to be actually at those lines.***
- b. Boundaries of Zoning Districts shown on the Zoning Map which approximately follow or terminate along a railroad shall be interpreted to be the southern boundary line of the railroad property.***
- c. Boundaries of Zoning Districts shown on the Zoning Map which approximately follow or terminate electric transmission lines south of Route 6, shall be interpreted to be at the centerline of the powerlines (approximately 33’ north of the utility easement line).***
- d. Rear boundary lines for B1, B2, and B3 along Willow Street and Route 28 that do not follow a property line shall not exceed one thousand two hundred (1,200) feet in depth, and shall be construed to be parallel to the road layout line.***
- e. When not locatable in any other way, boundaries shall be determined by scale from the map.***
- f. Whenever any dispute arises on zoning district boundaries as to the exact location of a district boundary line, the Building Commissioner or his/her duly authorized and qualified designee, shall determine the location of the line.***

Explanation: This Article addresses inconsistencies between the zoning boundaries shown on the Zoning Map and the written word within the Zoning Bylaw for the rear boundary limits of the B1 and B2 zoning districts. These edits make the language in the Zoning Bylaw match the limits depicted on the Zoning Map, and outlines rules to follow should there be any uncertainty related to boundary limits.

Requires 2/3rds Vote

Selectmen Recommend (X-X)

Finance Committee (X-X)

(Planning Board)