

September 10, 2009

**THE PLANNING BOARD WILL HOLD 2 INFORMATIONAL PUBLIC HEARINGS TO  
DISCUSS POSSIBLE ZONING CHANGES IN OCTOBER**

**THE FIRST HEARING WILL BE HELD ON OCTOBER 8 AND THE SECOND ONE OCTOBER 22 AT  
7:00 pm IN THE MEETING ROOM AT THE TOWN ADMINISTRATION BUILDING**

**Possible zoning changes**

1. **Work Force Housing** – Have Jae review the work force housing – hope to use the same model as was presented to the voters last March
2. **Definition of Structure – Page 78: Reword - structures definition** – add catch all sentence that would include generators, air conditioners, outside furnaces, etc. Would like to allow installation of a generator, air conditioner, outside furnace etc to be installed without going before the Zoning Board if setbacks were not met
3. **Article 5 - Page 16: Word – Nonconforming lots, Non-Conforming Lots, Structures, And Uses:** Lots that would be equal swaps worded so that they would not have to go before the ZBA – any other cases that would improve lot sizes could also be addressed. This could encourage increasing the size of non-conforming lots
4. **Address signs in the Town Center** – Need to set the sizes, lighting, requirements that would be allowed
5. **Article 9 – page 33 - 9.5.1- Exceptions for Constriction in Wetland Buffers.** Wells allowed in the 50 foot buffer as an exception included in Article 9.5.1
6. **Article 9, page 33 9.5.1 - Exceptions for Construction in Wetland Buffers** - Clarify driveways & roads allowed in the 50 foot wetland buffer
7. **Article 9, page 33 .5.1.3 – Exceptions for Costruction in Wetland Buffers** - Remove 303.04, as amended, that expedites certain types of wetland crossings may be permitted
8. **Create a Definition of Jurisdictional Soils** – Wording as presented last March, using the wording in the existing definition of Wetland Areas, page 80

Items 1, 6, 7, 8, & 9 were items that were presented last year

**9. Change Article 4 – Dimensional Requirements – Section 4.2.1** – minimum lot size for a dwelling unit – 80,000 square feet which must include at least 40,000 square feet of contiguous upland soil free of jurisdictional soils – do away with 80,000 square feet – 60,000 square feet – 35,000 square feet that was now required – Article 4, Page 12