

Medway Planning & Economic Development Board Meeting
Tuesday, April 14, 2009
Medway Town Hall, 155 Village Street

PRESENT: Andy Rodenhiser, Chan Rogers, Bob Tucker, Karyl Spiller-Walsh, John Williams,

ALSO PRESENT: Susy Affleck-Childs
Barbara Saint Andre

The meeting was called to order by Chairman Andy Rodenhiser at 6:20 pm

A motion was made by Bob Tucker, seconded by Chan Rogers, to go into executive session to discuss strategy with respect to litigation and to return to open session for the rest of the meeting.

Roll Call vote

Andy Rodenhiser – YES
Bob Tucker – YES
Karyl Spiller-Walsh – YES
Chan Rogers – YES

The motion was approved. The board went into executive session at 6:25 p.m.

The board reconvened from executive session at 7:05 pm.

Tom Gay present for rest of meeting.

Andy Rodenhiser – Good evening. We already opened the meeting and went into executive session. We have now returned.

Citizen Comments – None

Country View Estates/Broad Acres Estates – Discussion re: Bond Release

Ted Cannon, attorney for developer Greg Whelan – Good evening, my apologies. I tried to call Susy Affleck-Childs about 6 pm. I wanted to ask for a continuance to the next hearing date. We expect to have most of the outstanding easements in hand by then. I think we will have a more fruitful discussion at that time, rather than have a rehash of 2 weeks ago. We would rather come in with them in hand.

It was agreed to reschedule the discussion to April 28, 2009 at 9 pm. Also agreed that Ted Cannon will talk with Barbara Saint Andre before then.

Other Business

Andy Rodenhiser – The discussion re: street acceptance issues for Ishmael Coffee Estates has been continued as well, to the April 28th meeting.

Andy Rodenhiser – Just a reminder to you that we will also begin the public hearing on the Daniels Village ARCPUD project at the next meeting. Barberry Homes is under the impression it is going to be a one issue show. They were questioning the validity of the \$2500 plan review expense invoice Susy sent them.

Bob Tucker – I would like a copy of that memo.

Andy Rodenhiser – I would like to delay endorsing the Williamsburg Condominium OSRD plan tonight.

Proposed Zoning Bylaw Amendments – Public Hearing Continuation

Susy Affleck-Childs – We have a recommended further edit on the draft OSRD amendments. See Attached. This would modify the proposal for an 8 acre minimum size for an OSRD project to allow smaller parcels to use the OSRD option when those parcels abut the Charles River, Hopping Brook or Chicken Brook.

Gino Carlucci – The formula for determining the number of lots excludes those areas.

Andy Rodenhiser – If you have a 7.99 acre parcel, with open space in the 200 riparian zone, will we still have enough for open space?

Karyl Spiller-Walsh – I see it as a kind of possible reducing the amount of open space that will go with the parcel. Right now the riparian zone is not included in the open space formula.

Gino Carlucci – The only thing it changes is the basic minimum parcel size.

Karyl Spiller-Walsh – There is some talk about smaller parcels. It is too bad. This is kind of halfway.

Tom Gay – I think this is true to the spirit of what we are trying do.

NOTE – Board agreed to go with the suggested further amendment.

Tom Gay – I think it is worded awkwardly. I would like to see it broken up into two sentences.

NOTE – Check with Gino Carlucci for final edits.

Sign Regulations for Business Industrial

Susy Affleck-Childs – Based on the discussion at the last meeting, the key issue was allowing for two development signs. What we have suggested is allowing for one development sign by right and a second development sign by special permit from the ZBA, based on safety issues. See Attachment.

Okay

Andy Rodenhiser – Have you run this by Joe Musmanno?

Susy Affleck-Childs – Not yet.

Andy Rodenhiser – Please send it to him.

Commercial V

Andy Rodenhiser – We were looking for some type of commentary from the gas companies about the necessary size.

Joe Avellino – These companies don't do this. They don't want to give us anything. My realtor could have written a letter, but I just figure that is just a letter he wrote. I don't know if that holds much merit. These are the experiences we have had. If we want to have a gas and convenience store we need to be able to show them the bylaw allows for more than 4 pumps.

Andy Rodenhiser – It is allowable by special permit for 4 pumps – we were looking for some evidence that it needs – All we have is your verbal explanation.

Joe Avellino – I don't know if I could get a letter except for making one up. I have asked Tedeschi and Hess, and they have all refused to give me anything.

Andy Rodenhiser – Does the board have any questions?

Bob Tucker – I think we have hashed through this a number of times now,

Andy Rodenhiser - Do the residents have any questions?

Bob Tucker – Opinions?

Andy Rodenhiser – The Planning Board will end up making a recommendation to town meeting.

Susy Affleck-Childs left for a few minutes to help Suzanne Kennedy.

Resident – a reason people move to Medway is the small town community feel. My question is about size and scope. At what point, where is the tipping point? I passed a gas station on Route 126 on my way here, and that was huge. That seems overwhelming. What is the philosophy?

Neighbor – It would at least be overwhelming in that space/location.

Andy Rodenhiser – I think these guys (Avellinos) want to leverage a deal for the corner that would allow them to develop the rest of the area more fully as a modern greenhouse. Several years ago, they showed us a Dutch style greenhouse that was fairly expensive. The resources to do that would come from this tenant. They want to recapitalize Medway Gardens to be more of a player in the business.

Joe Avellino – That is still the plan. It is still up to the Planning Board, what this thing looks like. The canopy has restrictions to 2400 sq. ft. and I think in the old (current) by-law it was 2200.

Andy Rodenhiser – I am concerned that you

OTHER Avellino – WE have spoken to folks from the gas retailers association – They told me that any info is proprietary. Those are not public studies. Unless we have a tenant that is really serious, they are not going to divulge the information to any Joe who asks for it. Getting any objective information has been really tough. It is proprietary. I have been told that by members of the gas retailers association. So again, we could write letters from our attorney or realtor. Unless we could get a serious tenant, we won't have a letter, but we need to get a tenant here first before.

Joe Avellino – Tedeschi said they would start negotiating if the bylaw passes. But they would not put that in writing.

Gino Carlucci – I did a quick internet search this afternoon. “First Research” which does analysis of different industries, - the first page was visible and it has some information about the industry – combined sales, info, then it says - % of sales – average sizes – with number of pumps –

_____ Avellino – I have done a lot of internet research, but nothing pertinent to 4-6 pumps.

Joe Avellino – Read Tedeschi's web site. They say they want a 4000 sq. ft store with 4 pumps at their web site. But they want more at our site because of the ledge.

Andy Rodenhiser – Ledge is the issue.

_____ Avellino – It is by special permit, it is still subject to your review.

Karyl Spiller-Walsh – Special permit is always a compromise.

Andy Rodenhiser – Mass General Law always governs. If you feel aggrieved you can appeal a decision.

Donna Hainey, 6 Little Tree – What I am concerned is for the other corners in the district. That doesn't mean that the other corners could not put up a gas station on that corner for competition. The ramifications are great. Secondly you keep changing the law to suit the applicant. You should listen to the residents of this area.

Andy Rodenhiser – We only made a modification for this once.

Donna Hainey – But you are doing it again.

Andy Rodenhiser – Where you live is the intersection of two state highways, and you will most likely see a continuation of Commercial V down Route 126, and you may see an expanded use south of you in the industrial zone – even though that is where you live, we can't prevent people from developing their property.

Donna Hainey - We understand that.

Eric Alexander, 3 Philips – It is important that you clarify for the citizens that you are considering a change to the zoning bylaw that was proposed to you and you are making a decision whether to recommend its approval.

Andy Rodenhiser – The Avellinos approached us about making the modification. We were looking for something in writing to document the need.

Joe Avellino – You can't think that 5 minutes of internet research that might say what the standards – it is going to take \$250,000 to break that ledge.

Andy Rodenhiser – This isn't just about your site. It is about the district. We can't do zoning specific to your site. The fact that your site has ledge is your problem. We want to promote economic development in town where it is appropriate. Not everything is ideal for all parcels. Trying to sink 30,000 gallons of gasoline tanks presents its challenges.

___ Avellino – What difference does it make for the cost of construction to the residents?

Andy Rodenhiser – You are hearing them say it is a concern about scale. The return on investment (for the gas company) is about the number of pumps and that impacts scale.

___ Avellino – We could present a site plan for a strip mall, and that would be a legal by right. That would be a much larger scale operation than what would be allowed here. That would be a lot larger than what we are talking about here. We want to try to not have to do that by leasing out the corner and using the gain to build our business. We like the corner and this town. Right now we have aging infrastructure, and we want to do something about that, and that is why we are here – to try to build our business.

Joe Avellino – to stay in business – Who knows what is going to be there if we aren't there. We aren't trying to deface the town. If they cut down on the size of the convenience store and set up the gas pumps in 2 rows of 3, the scale would be better. Hess was doing 3 rows of 2 pumps each. People think of one big long huge setup. I think you have the problems of scale figured out. I don't see that there is anyway around here. You say 2400 sq. ft. canopy. I just don't understand what the big discussion is about size and scale. It is up to you guys. We are trying to do the right thing for everyone, for ourselves, and for the town of Medway Planning Board.

Citizen – What is the role between the Planning Board, ConCom and the Environmental Protection Agency?

Andy Rodenhiser – The Environmental Protection Agency regulates at a federal level.

Citizen – If we were looking to increase the amount of pumps and tanks, does that have any impact? What is the role of the Planning Board?

Andy Rodenhiser – The permitting of the underground storage tanks is permitted by the fire department and is regulated by state law. As long as they met the conditions of the code, they can do that.

Citizen – I have concerns about health risks. I have found some studies and connections between gas stations and cancer.

Andy Rodenhiser – Is it related to the larger size of a gas station, you could give that testimony at a public hearing on a site plan.

Bob Tucker – You could go to the conservation commission – I would encourage you to go to everybody.

Andy Rodenhiser – It might not even have to go to ConCom. They might not even need an order of conditions if there are no wetlands on site.

Affordable Housing/Infill

Eric Alexander – At the last public hearing, Joe Musmanno made a great catch with respect to the language on setbacks. In the previous draft the minimum setbacks would be determined by calculating average for adjacent and across the street. Joe Musmanno wondered what you would do if those were vacant. I went back and made a little bit of a change to the language that essentially indicates it would be the 3 closest lots on the same side of the street and across the street providing it had a principle structure. If not, the next closest. So the setback would be determined by the 3 closest.

Tom Gay – Reads fine to me.

Karyl Spiller-Walsh – Does it change the number of lots that might be eligible.

Eric – It does not. I don't think any would have been an issue.

Bob Tucker – Who will present this at town meeting?

Susy Affleck-Childs – I would expect the Affordable Housing Committee to present and the Planning Board to make its recommendation.

Eric Alexander – We would like that opportunity. Be glad to answer any questions.

Andy Rodenhiser – Lets keep Mark Cerel in the loop on all this. Can we meet with him?

Bob Tucker – I like it.

Karyl Spiller-Walsh – I like it.

AGREED.

Adult Entertainment – Industrial I zoning district

Susy Affleck-Childs – I provided Town Counsel Barbara Saint Andre with notes from last meeting.

Barbara Saint Andre – One of the issues that was brought up was whether you can have separation standards with churches. You can. The Supreme Court did uphold a bylaw of the City of Renton, Washington. (1986). Whenever you look at one of these, you have to look at whether there is a legitimate reason for the bylaw. As we are talking about free speech, some area has to be made available (for adult uses). You can separate it from various uses. We are looking at secondary effects of these types of uses. They found it was a reasonable bylaw with the separation standards.

The important thing throughout the bylaw is to emphasize that you are trying to reduce secondary effects of adult uses. You have to keep in mind that there has to be some reasonable area for people to set up these types of uses.

Andy Rodenhiser – the Dance studio issue?

Barbara Saint Andre – A dance studio is not a school so far as I know under 40A section 3.

Susy Affleck-Childs – We spoke with Bob Speroni whether a dance studio was a “school” per the Industrial I zoning district provisions. I have a note from Bob. See attached. Bob feels that a dance studio is allowed in that district because it is general business, not because it is a school.

Andy Rodenhiser – If a church were to buy one of those commercial buildings and start to have services in there, would that negate the ability to for an adult use to operate there.

Barbara Saint Andre – It would depend. It would have to meet the dispersion standards.

Gino Carlucci – Even if it were exactly in the middle, I think it would be enough room.

Andy Rodenhiser – If something like that were to happen and we found ourselves without enough space . . .

Barbara Saint Andre – Then you should look at allowing it in other areas in town. If the area is too limited, it could be challenged. If overturned, they can go anywhere. You have to be careful of that.

Andy Rodenhiser – Any comments from the public?

Bob Tucker – I think we have heard anything – I think we have gotten all.

Andy Rodenhiser – Are we comfortable closing the public hearing?

Gino Carlucci – I would like to introduce the info from internet from FIRST RESEARCH re convenience stores and Gas Stations Industry Profile.

8:10 pm –Barbara Saint Andre leaves.

Gino Carlucci – What I was really looking for was canopy information. There was some discussion about using a proportion of building to canopy to come up with a (relational) standard – I didn’t find anything but I did a couple of calculations – 55% convenience store to 45% canopy size. I have some photos of a gas station in Kittery, Maine.

A motion was made by Bob Tucker, seconded by Karyl Spiller-Walsh to close the public hearing on proposed amendments to the Medway Zoning Bylaw. The motion was approved unanimously.

Other Business

Minutes of March 31, 2009 meeting – Hold over to the next meeting.

Gino Carlucci – I have a report to give you under the Priority Development Grant – this is for the Commercial I district discussion. This is a parcel by parcel review of development potential with intent of 40R.

Andy Rodenhiser – This is unbelievable. This is amazing. This is unreal.

Gino Carlucci – It took a lot longer than I thought, but my son made all these maps.

Andy Rodenhiser – This should get mailed to all the property owners as a potential, to encourage them to make better use of their property.

Karyl Spiller-Walsh – Is there a total map?

Gino Carlucci – I could probably do that.

Gino Carlucci – This is conceptual without any engineering. In the 80 acres, 8.32% of the area is covered by buildings now. Current zoning allows up to 30% lot coverage. Usually you can't ever get to that because of parking requirements. Total amount of commercial space currently is roughly 290,000 sq. ft. This covers everything in Commercial I except for Medway Commons.

Gino Carlucci – The main thought on this was to make sure that it would fit – the assumption I used one parking space per was 325 sq. ft of floor area. A 9'x18' parking space is 160 sq. ft. The extra would allow for aisle space.

Karyl Spiller-Walsh – What happens with setback?

Gino Carlucci – They are generally pulled up closer to the street. There is no specific distance, just closer to the street.

Gino Carlucci – Under this scheme, we would get 778,000 sq. ft of commercial space, more than double what we have now and that would still only take up 22% lot coverage. With parking it would be 50 acres. That leaves 30 acres for drainage, landscaping and pocket parks.

Andy Rodenhiser – It would be neat to knit these together, to see an overall, and perhaps boxes that would represent green spaces or parks. Need some sense of proportion. This gets them a lot more square footage. Use perimeter pad sites.

Gino Carlucci – This made the blanket assumption that second floor was housing, 1,000 sq. ft. each – could generate as many as 862 housing units. It could be offices as well. That would push the leasable space up over 1,000,000 sq. ft.

Bob Tucker – Certainly gives people something to think about.

Andy Rodenhiser – Could we meet with Diversified again?

Andy Rodenhiser – What do we need to do with parking with a mixed use? Is parking addressed sufficiently?

Gino Carlucci – I used the assumption of 325 sq. ft of floor space needs one parking space. I did not do a specific layout. It could come out to be less. I said that this is all conceptual and that maybe it would be safe to assume that 75% of what this is possible. Because it is not a specific site layout, based on gross formulas, even doubling the commercial space is something. It doesn't account for economics and market demand, but this is a long term thing.

Andy Rodenhiser – If we were to utilize some of the principles that were discussed at the Economic Development Committee where you use bait to try to attract development, perhaps we use the contract with TTR and make those services available; and maybe get grant money from Mass Development and get their professional services through their house contract with VHB to make it available to the developer to reduce their upfront cost, and move forward on that basis.

Andy Rodenhiser – Is it possible to share this with the Economic Development Committee?

Susy Affleck-Childs – Absolutely, they are on a steep learning curve.

Andy Rodenhiser – This could show them the potential and stimulate some creative thought.

Karyl Spiller-Walsh – It would be nice to have it all on a map to project the new – This gives us something to work with.

Andy Rodenhiser – One big parcel map - We could have some discussions on setbacks –

Andy Rodenhiser – What about parallel parking and angular parking relative to the width of the street and it being a state highway?

Gino Carlucci – They are doing it in Millis.

Andy Rodenhiser – And Wellesley, too.

Susy Affleck-Childs – There is not universal acceptance that allowing for parking on Route 109 in Medway is a good idea.

Andy Rodenhiser – Business Improvement District could perhaps provide for snow removal.

Phil Giangarra – You wouldn't want one curb cut per business, so there would need to be some streets behind the buildings. Does this take the roadways into account? So these numbers would have to be reduced?

Andy Rodenhiser – Internal roadways within the development.

Gino Carlucci – And there are still 30 acres left after calculating the buildings and parking.

Andy Rodenhiser – Excellent work, Gino. Amazing.

Bob Tucker – I look forward to seeing the oratory that goes with this.

Andy Rodenhiser – I think we should wait on endorsement of Williamsburg Plan. I think we can wait.

A motion was made by Bob Tucker, seconded by Karyl Spiller-Walsh to adjourn the meeting. The motion was approved unanimously.

The meeting was adjourned at 8:40 pm.

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant

Additional Edit for OSRD Amendments

Draft 4-3-09 (sac)

Paragraph 2.

d) Tract Size – An OSRD shall be on a site that is a minimum of 8 acres in area *provided however, that the Planning and Economic Development Board may approve an OSRD on a tract of land that is less than 8 acres if such property directly abuts the Charles River, Chicken Brook or Hopping Brook and that portion of the property that abuts any of these waterways is included in the open space.*

Business/Industrial District – Signage

Additional amendment – 4/3/09 (sac)

Multi Tenant Development

Development Sign – ~~1 per approved curb cut~~, 1 per development; one additional development sign may be allowed by special permit of the Zoning Board of Appeals if it determines that additional signage is necessary to facilitate safe ingress to the site.

April 14, 2009 EDITS

PROPOSED Infill Residences for Affordable Housing

REVISED 2-6-09 after discussions with Town Counsel, Affordable Housing Committee and Planning Board

ARTICLE To see if the Town will vote to amend the Medway Zoning Bylaw, SECTION V. USE REGULATIONS, Sub-Section F. Agricultural/Residential District II, by adding paragraph 9 as follows:

9. Infill Lots and Dwelling Units

- a) *Purpose* – To increase the supply of housing affordable to households of low and moderate incomes and to preserve and enhance Medway’s traditional neighborhoods by encouraging development at a scale and density compatible with neighborhood character. This furthers the objectives of the Medway Master Plan by guiding development toward established areas, thereby creating opportunities for new investment away from the outlying and more rural and agricultural areas of the community.
- b) *Special Permit Required* – The construction of an infill dwelling unit is allowed only on a designated infill lot for which the Planning and Economic Development Board has issued a special permit, subject to the requirements included herein. Infill dwelling units shall be rented or sold only to a low/moderate income qualified household.
- c) *Applicability* – These provisions shall apply only in the ARII Zoning District as follows to vacant land parcels of record in existence as of January 1, 2009 which do not satisfy the minimum lot frontage and/or area requirements of the ARII Zoning District. Designated infill lots may include lots which may not be protected as non-conforming lots by law because they are in common ownership with adjoining lots.
- d) *Minimum Requirements for a Designated Infill Lot* – A designated infill lot shall meet all of the following standards:
 1. *Area* – A designated infill lot shall have at least 6,000 sq. feet of land area.
 2. *Lot Shape* – A designated infill lot shall have a “Shape Factor” which falls within 15% of the average of the Shape Factor of the lots immediately adjacent to and across the street from the proposed infill lot.
$$\text{Shape Factor} = \frac{\text{the square of the lot perimeter}}{\text{the lot area}}$$
 3. *Setbacks* - The minimum front, side, and rear setbacks for a designated infill lot shall be determined by establishing the average setbacks **based upon the three closest lots with existing principal structures located on the same side as and across the street from the proposed infill lot to be built upon. Vacant lots shall not be used to determine setback.**

4. *Frontage* – A designated infill lot shall have frontage on an existing public way, or private way which provides safe and adequate access. The minimum required frontage for a designated infill lot shall be determined by establishing an average frontage based on lots with principal structures which are located immediately adjacent to and across the street from the proposed infill lot to be built upon.
5. *Utilities* - A designated infill lot shall be required to connect to the municipal sewer and water system in the adjacent street.
6. *Parking* – A designated infill lot shall have an off-street parking area, indoor or outdoor, of sufficient size to allow for at least two parking spaces. No parking area shall be located nearer than 10 feet to the line of an adjoining lot. Unless determined by the special permit granting authority to not be feasible, parking shall be located to the rear or side of the building and not in the front yard. Parking areas shall be suitably screened from abutting properties.

e) *Requirements for Special Permit*

- 1) All minimum requirements for an infill lot shall be documented.
- 2) The infill lot and the proposed building shall be deed restricted as affordable for a period of no less than 30 years and in a manner consistent with inclusion on the Massachusetts Subsidized Housing Inventory (SHI).
- 3) The proposed building and its siting on a designated infill lot shall be similar to and consistent with the neighborhood's character and scale and to the bulk and height of adjacent residences and shall include elements of New England architectural style and will be reviewed by the Design Review Committee in accordance with the *Medway Design Guidelines*. The Design Review Committee shall provide a recommendation to the Planning and Economic Development Board.
- 4) The primary entrance and façade of the infill residence shall be oriented to the adjacent street.
- 5) Infill dwelling units shall be rented or sold to a low/moderate income qualified household.
- 6) A designated infill lot shall be used only to construct a single family residence with no more than three bedrooms.

f) *Other Provisions Applicable to Infill Lots*

- 1) Notwithstanding any other provision, a designated infill lot authorized by special permit of the Planning and Economic Development Board shall not be further subdivided, or reduced in area, or changed in size or shape and may be used only for infill residential uses as defined herein.

- 2) Any infill dwelling unit constructed on a designated infill lot shall not be converted to a two-family or multi-family dwelling and shall not be altered to include an accessory dwelling unit.

- g) *Maximum Infill Residential Use Limitation* – The maximum number of designated infill lots/ residences that may be permitted in the Town of Medway pursuant to these provisions shall be limited to a number equivalent to 1% of the total number of detached single-family residential housing units located in the Town of Medway as established annually by the Board of Assessors.

- h) *Rules and Regulations*
 - 1. Upon the adoption date of these provisions, the Planning and Economic Development Board shall establish and maintain *Rules and Regulations for the Issuance of Infill Housing Special Permits* which shall be on file with the Town Clerk and may be updated periodically.

 - 2. Maximum purchase prices and rents for infill dwelling units shall be set at a level to ensure a unit's eligibility for inclusion on the Massachusetts Subsidized Housing Inventory.

Or to act in any manner relating thereto.

PLANNING & ECONOMIC DEVELOPMENT BOARD
AFFORDABLE HOUSING COMMITTEE

ARTICLE: To see if the Town of Medway will vote to amend the Medway Zoning Bylaw by:

1. Deleting SECTION V. USE REGULATIONS, Sub-Section G. Commercial District I, paragraph 2 (h);
2. Deleting SECTION V. USE REGULATIONS, Sub-Section I. Commercial District III, paragraph 3 (h);
3. Deleting SECTION V. USE REGULATIONS, Sub-Section J. Commercial District IV, paragraph 3 (h);
4. Adding a new item i) to SECTION V. USE REGULATIONS, Sub-Section M. Industrial District I, paragraph 1 as follows:
 - i) “Adult Uses”, as defined herein, except as otherwise restricted, subject to dispersal, separation and design standards as specified in V. M. 2. i) which have been established to preserve the public good, public safety and neighborhood objectives and protect against the documented secondary effects of such uses.

5. And adding a new item i) to SECTION V. USE REGULATIONS, Sub-Section M. Industrial District I, paragraph 2 as follows:

- i) Adult Uses Dispersal, Separation and Design Standards.
 1. An Adult Use shall not be located within 500 ft. in any direction from other establishments of such “Adult Uses,” as measured along the shortest line between any buildings housing such an adult establishment.
 2. An Adult Use shall not be located within 250 ft. in any direction from residential zoned land, as measured along the shortest line between the residential zoning district boundary and any buildings housing such an adult establishment. A solid fence, sufficient in height to screen the view of any building hosting an adult use from ground level at any residential property, and a 50-foot heavily vegetated buffer appropriate to the character of the area shall be provided and maintained along any residential zoning district.
 3. An Adult Use shall not be located within 500 ft. in any direction from a residence, school, place of worship, day care center, or playground, as measured along the shortest line between these buildings or structures and any building housing such an adult establishment. A 50-foot heavily vegetated buffer appropriate to the character of the area shall be provided along any residential zoning district.
 4. An adult establishment may be located a minimum of 200 ft. away from residential zoned land and 250 ft. away from a residence, school, place of worship, day care center or playground provided that a 100-foot heavily vegetated buffer and solid fence, sufficient in height to screen the view of any building hosting an adult use from ground level at any residential property, along the property line with any such use is provided and maintained.
 5. No adult use shall be allowed to display for advertisement or other purpose any signs, placards or other like materials to the general public on the exterior of the building or on the interior where the same may be seen through glass or other like transparent material any sexually explicit figures or words as defined in G. L. c. 272;
 6. Building designs shall be generally consistent in architectural style and color with other buildings in the Industrial I district;
 7. Windows shall be screened to prevent public view of the interior of the premises from any public or private right-of-way or abutting property; and
 8. Adult uses shall not be allowed within a building containing any other uses.

Formatted: Bullets and Numbering

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD