

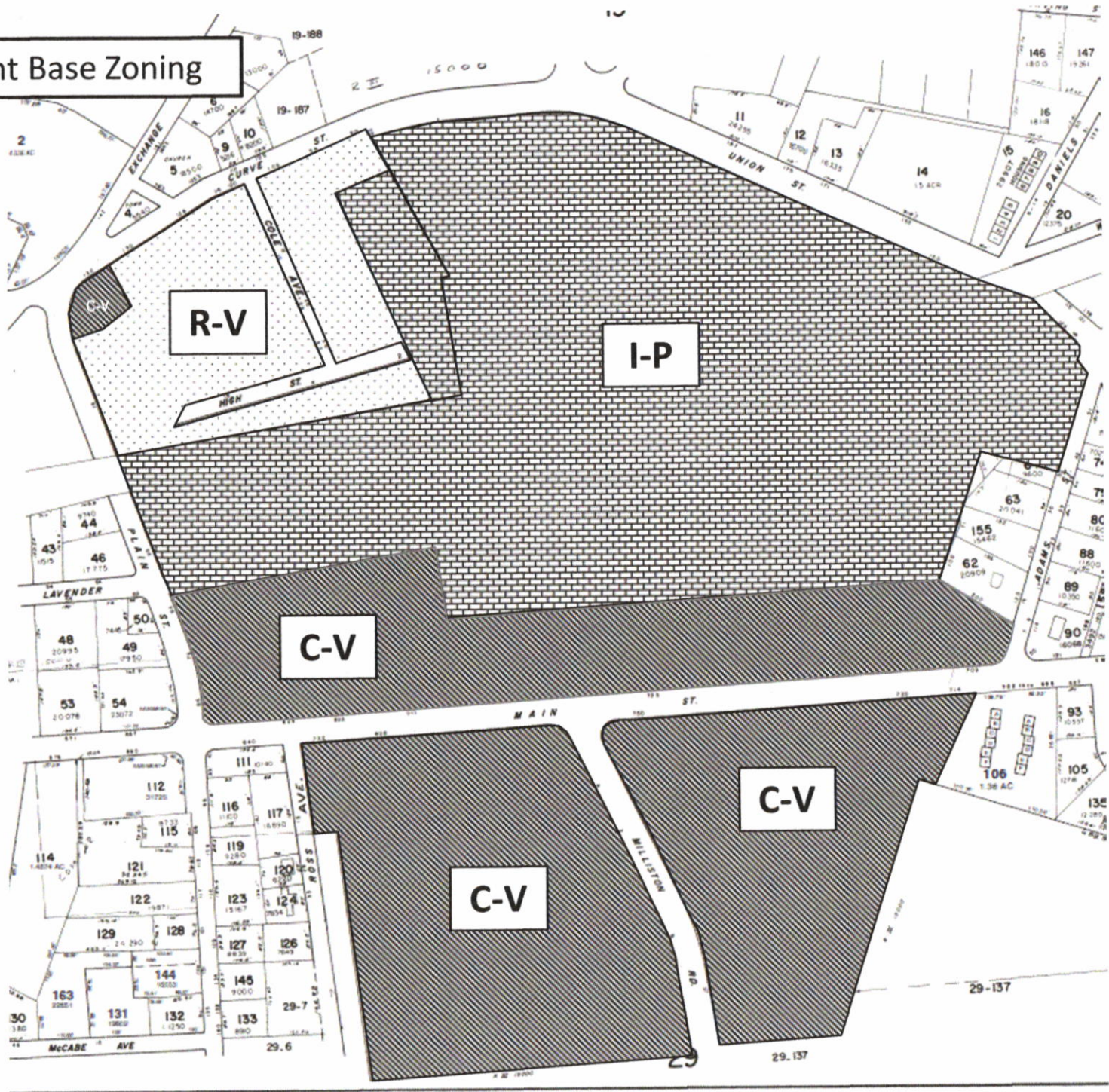
TOWN OF MILLIS ZONING MAP AMENDMENT WARRANT ARTICLE
(draft 3/26/14)

To see if the Town will vote to amend its Zoning Map, dated March 9, 1959, as most recently amended, by adopting the amendments described in detail below, or take any other action related thereto. A copy of the Town's current Zoning Map and a copy of the revised Zoning Map reflecting the amendments listed below are on file with the Office of the Town Clerk and with the Planning Department and are available for review during normal business hours, Monday through Friday, from 8:30 am until 5 pm (insert times that offices are open to public). A copy of the plan is also posted on the Town's website at (insert full link to map).

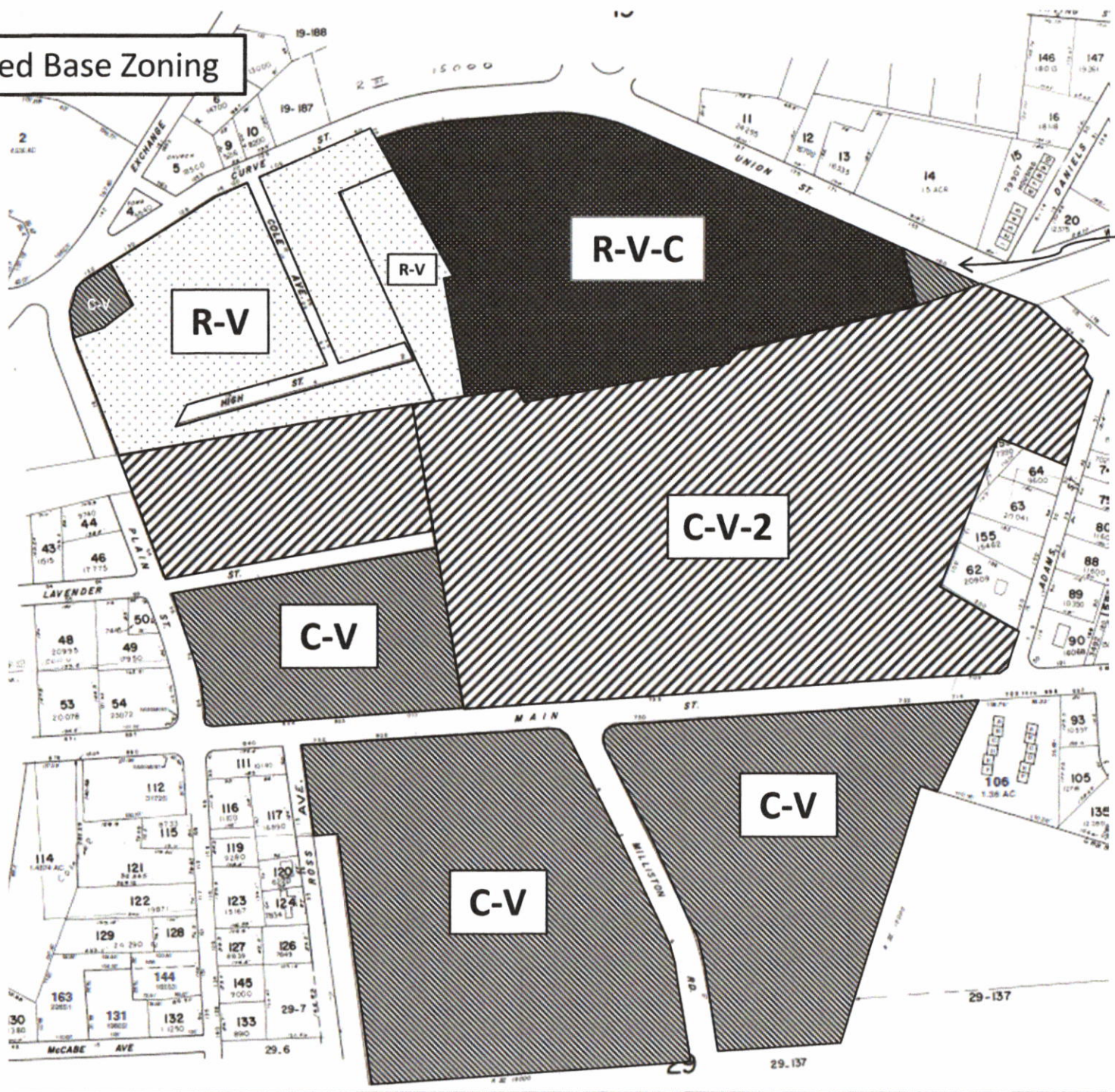
- a. By deleting the "Millis Center Economic Overlay District East" from the Town's Zoning Map, said district comprised of the following parcels of land on Main Street, Plain Street, Adams Street, Milliston Road, Ross Avenue and Lavender Street as shown on Assessors' Map 24 as Parcels 3, 8, 47, 51, 52, 56, 57, 58, 59, 60, 65, 66, 107, 108, 109, 110, 111, 116, 117, 118, 125, 134, 149, 156, 157, 151, 158, 159, and parcels located off Curve and Union Streets shown on Assessors Map 24 as Parcels 21, 23 and 40.
- b. By creating a new zoning district called Residential Village Center ("R-V-C") and by re-zoning from Industrial-Park ("I-P") to R-V-C certain parcels of land commonly referred to as (insert mailing address here) located off Curve and Union Streets, as shown on Assessors Map Number 24 as Plot Numbers 22, 23 and 40.
- c. By creating a new zoning district called Commercial Village Two ("C-V-2") and by re-zoning from I-P to C-V-2 certain parcels of land commonly referred to as (insert mailing address), located off Main Street, Adams Street, Plain Street and Lavender Street, as shown on Assessors Map Number 24 as Plot Numbers 8, 47, 60, 65, 66, 151, and 159.
- d. By re-zoning from I-P to C-V certain parcels of land commonly referred to as (insert mailing address), located off Union Street, as shown on Assessors Map Number 24 Plot Number 21.
- e. By re-zoning from I-P to R-V certain parcels of land commonly referred to as (insert mailing address), located off High Street, as shown on Assessors Map Number 24 as Plot Numbers 24, 25, 39, and 41.
- f. By re-zoning from C-V to C-V-2 certain parcels of land commonly referred to as (insert mailing address), located off Main Street, as shown on Assessors Map Number 24 as Plot Numbers 60 and 61.
- g. By removing from Zone A of the Groundwater Protection District, as such zone was established under Article 42 of the May 1986 Annual Town Meeting, but retaining in the appropriate underlying Groundwater Protection District Zones I and II, all parcels of land currently shown on Assessors Map numbers 19, 24 and 52 and currently located in the downtown zoned Residential Village ("R-V"), Residential-Suburban ("R-S"), Residential Village Center ("R-V-C") and Commercial Village Two ("C-V-2") zoning districts. The parcels to be removed from Zone A of the Groundwater Protection District but retained in

the underlying Groundwater Protection District Zones I and II are located off High Street, Curve Street, Irving Street, Van Kleeck Road, Cole Avenue, Daniels Street, Water Street, Main Street, Union Street, Lavender Street, Plain Street, Timberline Road, Wainwright Circle, and Tuckerdale Way, and are bounded and described as follows: (Insert street boundaries here. For example, those parcels located on the easterly side of Main Street from the intersection with Plain Street to the intersection with Adams Street, continuing on the northeasterly side of Adams Street up to the intersection with Union Street, continuing on the westerly side of Union Street up to the intersection with Plain Street.)

Current Base Zoning



Proposed Base Zoning



C-V

R-V-C

R-V

C-V-2

C-V

C-V

C-V

TOWN OF MILLIS ZONING BY-LAW AMENDMENT WARRANT ARTICLE
(draft 3/26/14)

To see if the Town will vote to amend its Zoning By-laws dated March 9, 1959, as most recently amended, by amending the various sections identified herein and as described in the summary provided herein, or take any other action relative thereto. A copy of the current Zoning By-laws and a red-lined version reflecting the amendments within the current zoning by-laws are on file with the Office of the Town Clerk and with the Planning Department and are available for review during normal business hours, Monday through Friday, from 8:30 am until 5 pm (insert times that offices are open to public). A copy of the full text of the proposed amendment and a red-lined version of the amendments are also posted on the Town's website at (insert website address and specific link to where amendments can be found).

1. Section II – Definitions is amended as follows:
 - a. By inserting alphabetically a new definition for “Bakery, Retail”;
 - b. By inserting alphabetically a new definition for “Buildable Lot Area”;
 - c. By inserting alphabetically a new definition for “Cidery”;
 - d. By inserting alphabetically a new definition for “Compatible Land Use”;
 - e. By inserting alphabetically a new definition for “Comprehensive Site Plan”;
 - f. By inserting alphabetically a new definition for “Distillery”;
 - g. By inserting alphabetically a new definition for “Floor Area, Gross”;
 - h. By inserting alphabetically a new definition for “Floor Area Ratio (FAR)”, along with two graphic examples depicting how FAR is to be calculated;
 - i. By inserting alphabetically a new definition for “Live-Work Unit (Also known as live-work studio, artist studio/residence);
 - j. By inserting alphabetically a new definition for “Manufacturing, Artisan”;
 - k. By inserting alphabetically a new definition for “Microbrewery”;
 - l. By deleting the existing definition for “Mixed Use Development” and replacing it with a new definition for “Mixed Use Development”;
 - m. By inserting alphabetically a new definition for “Small Business Incubator”;
 - n. By revising the existing definition for “Special Flood Hazard Area (SFHA)” by revising the definition for Zone X by inserting after the word “moderate” the phrase “(between the limits of the base flood and the 0.2 percent annual chance flood) or” and by inserting after the word “minimal” the following phrase “(areas outside the SFHA and higher than the elevation of the 0.2 percent annual chance flood)”; and
 - o. By inserting alphabetically a new definition for “Winery”.
2. Section III – Establishment of Zoning Districts is amended as follows:
 - a. Paragraph A – Division into Districts is amended by inserting alphabetically the following two new zoning districts:

<u>Full Name</u>	<u>Short Name</u>
Residential-Village-Center	R-V-C
Commercial Village Two	C-V-2

- b. Paragraph C – Zoning Map is amended:
 - i. By deleting the paragraph that currently states: “Millis Center Economic Overlay District East,” said district comprised of the following parcels of land on Main Street, Plain Street, Adams Street, Milliston Road, Ross Avenue and Lavender Street as shown on Assessors’ Map 24 as Parcels 3, 8, 47, 51, 52, 56, 57, 58, 59, 60, 65, 66, 107, 108, 109, 110, 111, 116, 117, 118, 125, 134, 149, 156, 157, 151, 158, and 159.
 - ii. By deleting the paragraph that currently states: “Passed by majority vote (2/3 vote required) to change the zoning district classification of parcels of land as shown on Assessors’ map number 24, parcels 21, 23, and 40, off Curve and Union Streets, from Industrial (I-P) to I-P and Mixed Use (MCEOD East).”

3. Section V – Use Regulations is amended as follows:

- a. By inserting into Table 1 under the heading “Residential” a new column for the R-V-C zoning district, by inserting into Table 1 under the heading “Commercial” a new column for the C-V-2 zoning district, and by indicating in these columns whether the various uses listed in Table 1 are permitted, not permitted, or allowed by special permit, and if allowed by special permit, indicating which board is the special permit granting authority;
- b. By inserting into Table 1 – Use Regulations the following new uses and indicating whether these uses are permitted, not permitted, or allowed by special permit in the various zoning districts, and if allowed by special permit, indicating which board is the special permit granting authority, and by re-numbering all principal uses accordingly:
 - i. “Live-Work Unit (also known as Artist Studio/Residence or Live/Work Residence)” under the heading “Residential” as Principal Use number 4;
 - ii. “Retail Bakery” under the heading “Retail & Service” as principal use number 4;
 - iii. “Artisan Manufacturing” under the heading “Retail & Service” as principal use number 38;
 - iv. “Small Business Incubator” under the heading “Retail & Service” as principal use number 39; and
 - v. “Craft micro-brewery, winery or distillery under the heading “Retail & Service” as principal use number 40.
- c. By deleting from Table 1 – Use Regulations, the use under “Retail & Service” called “Mixed Use Development – MCEOD East”, which was principal use number 31 and by re-numbering all principal uses accordingly;
- d. By deleting from Table 1 – Use Regulations “Bakery, Laundry or Dry Cleaning Plant”, identified as Principal Use number 5 under “Wholesale, Transportation & Industrial” and inserting in place thereof two new Principal Uses: “Industrial Scale Bakery or food preparation facility” and “laundry or dry cleaning plant where cleaning is done on the premises” as principal use numbers 6 and 7 respectively, by amending the table to indicate whether this use is permitted, not permitted, or allowed by special permit in the various zoning districts, and if

allowed by special permit, indicating which board is the special permit granting authority, and by re-numbering all principal uses accordingly; and

- e. By removing the existing Notes 1, 2, 3 and the note marked with an asterisk (*) from within the existing Table 1 – Use Regulations and reformatting those notes to appear at the end of Table 1, and further, by re-numbering Note 1 under Mixed Use Development as Note 3 and re-numbering the Note marked with an asterisk (*) under “Refuse Facility with a Site Assignment” as Note 4, such that Notes 1, 2, 3, and 4, respectively, appear at the end of the Table.
4. Section VI – Area, Height, and Bulk Regulations is amended as follows:
 - a. By inserting into Table 2 – Area Regulations two new rows for the “R-V-C” and “C-V-2” zoning districts and inserting the dimensional requirements that correspond to specific uses for area, base density, lot frontage, lot depth, front, side and rear yard setbacks;
 - b. By deleting from Table 2 – Area Regulations the existing row and requirements for the “C-V/MCEOD-East” zoning district;
 - c. By amending Note 1 after Table 2 by inserting after the word “village-business development” the following phrase: “ Special Permit development in R-V-C and V-C-2 zoning districts”;
 - d. By inserting new Notes numbered 7 through 12 after Table 2;
 - e. By amending Table 3 – Height and Bulk Regulations by inserting two new rows for “R-V-C” and “C-V-2” zoning districts and inserting the requirements that correspond to maximum height, maximum number of stories, maximum building coverage and maximum net floor area per unit;
 - f. By deleting from Table 3 – Height and Bulk Regulations the existing row and requirements for the “C-V/MCEOD-East” zoning district;
 - g. By striking the existing Note 3 after Table 3 and inserting a new Note 3; and
 - h. By inserting a new Note 4 after Table 3.
 5. Section VII – Signs is amended by deleting Paragraph L regarding signs in the MCEOD-East zoning district in its entirety.
 6. Section VIII – Off-Street Parking and Loading Regulations is amended by deleting Table 6 – Off-Street Parking and Loading Standards, MCEOD-East” in its entirety.
 7. Section XIII – Special Permit Conditions is amended as follows:
 - a. By amending Paragraph C.8 by changing the word “Section” to “Sections” and by inserting after the phrase “Sections XIII.P.” the phrase “and Q”;
 - b. By deleting Paragraph Q – “Millis Center Economic Opportunity Overlay District – East” in its entirety;
 - c. By inserting a new Paragraph Q entitled “Village Center (VC) Special Permit” consisting of the following sub-paragraphs:
 - i. 1.0 Purpose and Intent;
 - ii. 2.0 Authority;
 - iii. 3.0 Uses Allowed by Special Permit;

- iv. 3.1 Mixed Use;
 - v. 3.2 Ground Floor Uses;
 - vi. 4.0 Performance Standards and Development Criteria;
 - vii. 4.1 General Criteria;
 - viii. Table 6 – Area Regulations, VC Special Permit and Notes 1-15;
 - ix. 4.2 Site Coverage;
 - x. 4.3 Density and Distribution;
 - xi. Table 7 – Height and Bulk, VC Special Permit with Notes 1-3;
 - xii. 4.5 Reserved;
 - xiii. 4.6 Reserved;
 - xiv. 4.7 Open Space and Landscaping;
 - xv. 4.8 Vehicle Parking, Loading and Circulation;
 - xvi. 4.9 Signs;
 - xvii. 4.10 Lighting;
 - xxviii. 4.11 Affordable Housing;
 - xix. 4.12 Stormwater Management;
 - xx. 5.0 Design Regulations;
 - xxi. 5.1 General Design Standards;
 - xxii. 5.2 Building Scale and Massing;
 - xxiii. 5.3 Roof Form;
 - xxiv. 5.4 Entrances;
 - xxv. 5.5 External Materials and Appearances;
 - xxvi. 5.6 Service Areas, Utilities and Equipment;
 - xxvii. 5.7 Siting, Building Alignment, and Orientation;
 - xxviii. 6.0 Application Process; and
 - xxix. 7.0 Phased Development.
- d. By inserting a new Paragraph S entitled “Wineries, Cideries, Micro-Breweries and Distilleries” consisting of the following sub-paragraphs:
- i. 1. Introduction;
 - ii. 2. Definitions; and
 - iii. 3. Conditions and Requirements.

TOWN OF MILLIS ZONING BY-LAW AMENDMENT WARRANT ARTICLE
(DRIVE-THROUGH - DRAFT 3/26/14)

To see if Town meeting will vote to amend its Zoning By-laws dated March 9, 1959, as most recently amended, by amending Section XIII.P.2 (b) (5) by deleting the existing language that states: "Drive through Windows are not Permitted," and inserting in its place the following new sentence: "Drive through windows are permitted by special permit," or take any other action relative thereto.

TOWN OF MILLIS ZONING BY-LAW AMENDMENT WARRANT ARTICLE
(SUBSTANCE ABUSE TREATMENT CENTER - DRAFT 3/26/14)

To see if the Town will vote to amend its Zoning By-laws, dated March 9, 1959, as most recently amended, by amending the various sections identified herein to allow Substance Abuse Treatment Centers to be located in the I-P and I-P-2 zoning districts upon the issuance of a special permit by the Planning Board, or take any other action relative thereto. A copy of the full text of this proposed zoning amendment is on file with the Office of the Town Clerk, Veterans' Memorial Building, 900 Main Street, in Millis and is available for inspection during regular business hours. The sections of the Zoning By-law to be amended by this proposal are described as follows:

1. Section XIII is amended by adding a new paragraph T entitled "Substance Abuse Treatment Centers", which may be located in the I-P and I-P-2 zoning districts upon the issuance of a special permit from the Planning Board subject to the standards and limitations described therein;
2. Section II, "Definitions", is amended by inserting a new definition of "Substance Abuse Treatment Center";
3. Section II, "Definitions", is amended by amending the existing definitions for "Hospital" and "Medical Clinic" to exclude Substance Abuse Treatment Centers from those definitions;
4. Table 4, Off-Street Parking Standards, is amended by inserting "Substance Abuse Treatment Center" under "Use" and inserting a corresponding parking ratio under "Number of Parking Spaces per Unit"; and
5. Section III, "Establishment of Zoning Districts", Table 1 – Use Regulations, is amended by inserting under "Principal Uses", "Retail & Service" a new principal use of "Substance Abuse Treatment Center" and by indicating under the appropriate columns that said use is allowed in the I-P and I-P-2 zoning districts by a special permit from the Planning Board but is not allowed in any other zoning district.

TOWN OF MILLIS ZONING BY-LAW AMENDMENT

SUBSTANCE ABUSE TREATMENT CENTERS – Draft 3/26/14

Section XIII. SPECIAL PERMIT CONDITIONS

T. Substance Abuse Treatment Centers

Purpose. The purpose of this section is to regulate Substance Abuse Treatment Center uses within the Town by Special Permit pursuant to Chapter 40A, Section 9 of the Massachusetts General Laws in order to promote the safety and welfare of the inhabitants of Millis.

Special Permit Required. Substance Abuse Treatment Centers shall be prohibited in all zoning districts except in Industrial Districts (I-P and I-P-2) and may be permitted only upon the grant of a special permit by the Planning Board. Such a special permit shall not be granted unless each of the following standards is met.

1. The application for a special permit for a Substance Abuse Treatment Center shall provide the name and address of the legal owner of the establishment, the legal owner of the property, and the manager of the proposed establishment.
2. The application for a special permit for a Substance Abuse Treatment Center shall provide a copy of the license to operate such facility issued by the Commonwealth of Massachusetts Department of Public Health, and if the Treatment Center operates an opioid treatment program, the applicant must also provide a copy of the license issued by the Substance Abuse and Mental Health Services Administration of the United States Department of Health and Human Services.
3. No special permit for a Substance Abuse Treatment Center shall be issued to any person convicted of violating G.L. Chapter 119, Section 63 or G.L. Chapter 272, Section 28.
4. A Substance Abuse Treatment Center shall not be located within:
 - a. Within 1,500 feet of another Substance Abuse Treatment Center;
 - b. Within 1,500 feet from the nearest residential zoning district;
 - c. Within 1,500 feet from the nearest church, school, library, park, playground, play field, youth center, or other location where groups of minors regularly congregate, regardless of whether publicly or privately owned or operated; or
 - d. Within 500 feet from the nearest establishment licensed under G.L. Chapter 138, Section 12.
 - e. The distances specified above shall be measured by the straight line from the nearest property line of the premises on which the proposed Substance Abuse Treatment Center is to be located to the nearest boundary line of a residential zoning district or to the nearest property line of any of the other designated uses set forth above.

Section II. Definitions

Amend Section II - Definitions of the Town's Zoning By-laws to insert the following new definition: "Substance Abuse Treatment Center: A facility licensed by the Commonwealth of

Massachusetts Department of Public Health to provide substance abuse treatment services, including but not limited to counseling services, therapy sessions and/or the dispensing of medication to treat substance abuse, including but not limited to alcohol, legal and illegal drugs, opiates, or other similar substances. If the facility is to operate an opioid treatment program, the facility must be licensed by the Substance Abuse and Mental Health Services Administration of the United States Department of Health and Human Services, as well as the Commonwealth of Massachusetts Department of Public Health. This definition shall exclude Hospital and Medical Clinic, as those terms are defined elsewhere in the Zoning By-laws. “

Amend definition of “Hospital” to add at the end of the definition following the phrase “(see Medical Clinic)” the following phrase “or Substance Abuse Treatment Center, as that term is defined by this by-law”.

Amend definition of “Medical Clinic” to add at the end of the definition following the phrase “human ailments” the following phrase “but excluding a Substance Abuse Treatment Center, as that term is defined by this by-law”.

Section V. Use Regulations

Amend Section V. Use Regulations, Table 1 to insert the principal use of a Substance Abuse Treatment Center under “Retail & Service” and allowing this use only in the I-P and I-P-2 zoning districts upon the issuance of a special permit by the Planning Board as follows:

Principal Uses	Residential				Commercial			Industrial	
	R-T	R-S	R-V	R-V-C	C-V	C-V-2	V-B	I-P	I-P-2
RETAIL & SERVICE									
41. Substance Abuse Treatment Center	N	N	N	N	N	N	N	SPB	SPB

Section VIII, Off-Street Parking and Loading Regulations

Amend Section VIII, Table 4, Off-Street Parking Standards by inserting the following at the end of this table:

USE	Number of Parking Spaces per Unit
Substance Abuse Treatment Center	One (1) per 300 square feet of floor space*