

2021 ANNUAL TOWN MEETING
ARTICLE #20
PROPOSED ZONING BYLAW AMENDMENT

RECEIVED

APR 16 2021

TOWN CLERK
WESTFORD

To: Jodi Ross, Andrea Peraner-Sweet
From: Kate Hollister, Planning Board
RE: Proposed zoning bylaw changes for 2021 Annual Town Meeting Article 20
Date: 16 April, 2021

Jeff Morrissette and I reviewed the Westford Zoning Bylaw (ZBL) for gender bias as well as spelling errors, and we have the following to include on the Annual Town Meeting warrant, Article 20, Amend the Town's General and Zoning Bylaws to Reflect Inclusive Language. Let me know if I need to provide in a different format.

Moved: To amend the Town's zoning bylaws to reflect inclusive language and to correct other minor errors. [note: the motion wording can be modified to make consistent with the rest of the article]

ZBL 3.3.2 (page 8), Accessory Dwelling Units Special Permit Required

- Current: Accessory dwelling units may be allowed by special permit by the Board of Appeals, which shall terminate either upon transfer of the ownership of the premises or when **the owner no longer occupies the premises as his legal residence**, and subject to the following considerations.
- Proposed: Accessory dwelling units may be allowed by special permit by the Board of Appeals, which shall terminate either upon transfer of the ownership of the premises or when the premises is no longer used as the owner's legal residence, and subject to the following considerations.

ZBL 3.3.5, Accessory Dwelling Units Conditions for Issuance and Renewal of Special Permits

- Current: The initial term and subsequent terms of a special permit for an accessory dwelling unit shall terminate upon transfer of the ownership of the premises or **when the owner no longer occupies the premises as his or her legal residence**.
- Proposed: The initial term and subsequent terms of a special permit for an accessory dwelling unit shall terminate upon transfer of the ownership of the premises or when the premises is no longer used as the owner's legal residence.

ZBL 4.3.4, Dwellings in Business or Industrial A or B Districts

- Current: In Business or Industrial A or B Districts, any building erected for residence purposes and **their** premises shall conform to the lot size [...]
- Proposed: In Business or Industrial A or B Districts, any building erected for residence purposes and **its** premises shall conform to the lot size [...]

ZBL 5.3.7.1, Sign Bylaw Administration

- Current: Permit Application. All applications for signs shall be made to the Building Commissioner in such form as **s/he may require**.

- Proposed: Permit Application. All applications for signs shall be made to the Building Commissioner in such form as may be required.

ZBL 8.3.3 [Conservation Overlay District] Use Regulations

- Current: The cultivation and harvesting of forest products in accordance with recognized forestry conservation practices, including the construction of fire roads, provided that all slash is removed from pubic view.
- Proposed: The cultivation and harvesting of forest products in accordance with recognized forestry conservation practices, including the construction of fire roads, provided that all slash is removed from public view.

ZBL 9.2.1, BOARD OF APPEALS Establishment

- Current: No member or associate member shall act on any appeal in which he/she has a personal or financial interest.
- Proposed: No member or associate member shall act on any appeal in which that member or associate member has a personal or financial interest.

ZBL 9.2.2.3, BOARD OF APPEALS Powers, Administrative Appeals

- Current: To hear and decide appeals taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of G.L. c. 40A, ss. 7, 8 and 15.
- Proposed: To hear and decide appeals taken by any person aggrieved due to inability to obtain a permit or enforcement action from any administrative officer under the provisions of G.L. c. 40A, ss. 7, 8 and 15.

ZBL 9.3A.4.8.C, [Major Commercial Project Standards] Utilities; Security; Emergency Systems. Site Security

- Current: There shall be a certification by the Police Chief or their designee that the petitioner has provided a written plan for site security, which plan has been approved by the Police Chief or their designee.
- Proposed: There shall be a certification by the Police Chief or the Police Chief's designee that the petitioner has provided a written plan for site security, which plan has been approved by the Police Chief or the Police Chief's designee.

ZBL 9.3A.4.E, [Major Commercial Project Standards] Utilities; Security; Emergency Systems. Fire Alarm System

- Current: There shall be sufficient municipal fire alarm system capacity to meet the operating requirements of the proposed site development and use under applicable codes, regulations, and statutes enforce by the Fire Chief or their designee.

- Proposed: There shall be sufficient municipal fire alarm system capacity to meet the operating requirements of the proposed site development and use under applicable codes, regulations, and statutes enforce by the Fire Chief or the Fire Chief's designee.

ZBL 10.2, General Definitions, Applicant

- Current: The Applicant must own, or be the beneficial owner of, all the land included in the proposed site, or have authority from the owner(s) to act for him/her/it/them or hold an option or contract duly executed by the owner(s) and the Applicant giving the latter the right to acquire the land to be included in the site.
- Proposed: The Applicant must own, or be the beneficial owner of, all the land included in the proposed site, or have authority from the owner(s) to act for the owner(s) or hold an option or contract duly executed by the owner(s) and the Applicant giving the latter the right to acquire the land to be included in the site.

ZBL Appendix A, D.(B).1, Table of Principal Use, Commercial Use, Motor Vehicle Services

- Current: Motor vehcile services
- Proposed: Motor vehicle services