

ZONING BYLAW AMENDMENTS

FALL 2017 SPECIAL TOWN MEETING

1. Recreational Marijuana Establishments
 - Article 10: General Bylaw – amend Chapter 124 – PROHIBIT Recreational Marijuana Establishments
 - Article 11: Zoning Bylaw - PROHIBIT Recreational Marijuana Establishments
 - Article 12: Impose a MORATORIUM on the Recreational Marijuana Establishments until December 31, 2018 [**IF** not prohibited]
2. Article 13: Add regulations for Large Solar Arrays
3. Article 14: Allow for more than one “Principal Use” on a single lot

PROHIBIT SALE OF RECREATIONAL MARIJUANA



**Planning Board
Recommends
Articles 10 and 11
(5-0)**

- 1. General Bylaw – amend Chapter 124 [Article 10, BOS]**
 - General Bylaw prohibition recommended by Town Counsel – in addition to Zoning Bylaw prohibition
 - Retitles Chapter 124 from “Public Consumption of Marijuana” to “Marijuana”
 - Adds prohibition of “marijuana establishments”
 - **Does NOT affect Medical Marijuana**
- 2. Zoning Bylaw Amendment [Article 11, Planning Board]**
 - Adds new section 8.7 which prohibits marijuana establishments
 - Adds Line in the “Use Table” and specify PROHIBITED in all districts
 - Adds definition in Section 10.2
 - **Does NOT modify Section 8.6, Medical Marijuana Overlay District** which provides for medical marijuana dispensaries.

ESTABLISH MORATORIUM ON SALE OF RECREATIONAL MARIJUANA



Planning Board recommends (5-0)
ONLY IF both Articles 10 & 11 don't pass;
If Articles 10 & 11 pass, then Planning Board recommends that Article 12 be dismissed.

Board of Selectmen

Zoning Bylaw Amendment [Article 12, Planning Board]

- Adds new section 8.7 which defines the purpose and duration of the moratorium [December 31, 2018 or 120 days from a 2018 Town Meeting]
- Adds definition in Section 10.2
- **Does NOT modify Section 8.6, Medical Marijuana Overlay District** which provides for medical marijuana dispensaries.

10/10/2017

3

ESTABLISH REGULATIONS FOR LARGE-SCALE SOLAR ENERGY SYSTEM



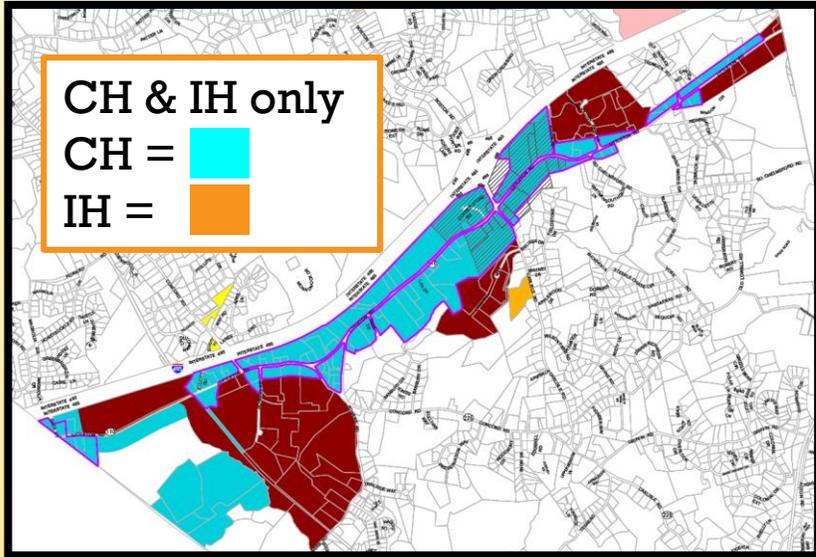
**Planning Board Recommends
Article 13 (5-0)**

Zoning Bylaw Amendment [Article 13, Planning Board]

- Adds Large Scale Solar Arrays to list of certain site plan reviews (Section 9.4.2) and adds specific standards
- Adds definitions in Section 10.2:
Large-Scale Solar Energy System: Greater than 20,000 square feet of surface area, roughly 125 kW
- Adds Line in the “Use Table” and specifies Planning Board Special Permit required in Residential A, Business B and Limited Business BL, PROHIBITED in Residence B and allowed with Site Plan review in all other districts

ALLOW FOR MORE THAN ONE USE ON A SINGLE LOT

Zoning Bylaw Amendment [Article 14, Planning Board]



- For the **Commercial Highway (CH) and Industrial Highway (IH) districts ONLY**, remove current prohibition of only one use per lot [Section 3.1]
- Change certain definitions in Section 10.2:
Accessory Use
Major Commercial Project [MCP]
Major Retail Project [MRP]
Use, Principal
- Recognizes existing mixed use development pattern along Route 110 and nearby lands.
- Allows smaller mixed use projects, not just those that qualify for MCP/MRP

