

**TOWN OF MEDWAY
WARRANT FOR 2016
FALL TOWN MEETING**

NORFOLK ss:

To either of the Constables of the Town of Medway

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the Medway High School Auditorium, 88 Summer Street, on Monday, November 14, 2016 at 7:00 PM, then and there to act on the following articles:

ARTICLE 1: (Adjustment: Community Preservation Fund Statutory Set-Aside)
To see if the Town will vote to authorize the Town Accountant, with the approval of the Community Preservation Committee, to adjust the set-aside balances from prior fiscal years within the Community Preservation Fund account to comply with the statutory requirement to set aside for later spending not less than ten percent of the Community Preservation Fund annual revenues for each fiscal year in open space, for historic resources, and for community housing respectively, as required by Chapter 44B, section 6 of the Massachusetts General Laws, or to act in any manner relating thereto.

CPA Transfer from Retained Earnings to Reserve Accounts	
Community Housing	\$ 7,974
Open Space	\$ 7,974
Historical Preservation	<u>\$ 7,974</u>
Total	\$ 23,922

COMMUNITY PRESERVATION COMMITTEE

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 2: (Prior Year Bills)
To see if the Town will vote to transfer from the Department of Public Services' Fiscal Year 2017 Building Maintenance/Contract Services account the sum of \$21.06 and from the Town Administrator's Fiscal Year 2017 Part-time Salary account the sum of \$75 for the purpose of paying unpaid bills of prior years of the Town, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 3: (Fund EMS)

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to fund the provision of Fiscal Year 2017 Emergency Medical Services, or to act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: To Be Determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 4: (Fund Rt. 109 Project Manager)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$38,000 to pay for costs associated with funding a Town representative project manager for the Route 109 construction project, or to act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 5: (Fund Structure Demolition)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$35,000 to pay for the costs associated with the demolition of the structure located at 155 A Village Street, Town of Medway Assessors' Map 60, Parcel 122, and subsequent pavement of the site, or to act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: To Be Determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 6:

(Supplement FY17 Memorial Committee Budget)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$2,500 to supplement the Fiscal Year 2017 Memorial Committee operating budget, or to act in any manner relating thereto.

MEMORIAL COMMITTEE

BOARD OF SELECTMEN RECOMMENDATION: To Be Determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 7:

(Abandon Portion of Drainage Easement: 15 Tulip Way)

To see if the Town will vote to abandon a portion of a drainage easement at 15 Tulip Way by removing twenty feet from the western portion of the easement boundary, as shown on a map filed with the Town Clerk, and, further, to authorize the Board of Selectmen and Town officers to take any and all related actions necessary or appropriate to carry out the purposes of this article; or to act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 8:

(CPA Funds: Walking Trail)

To see if the Town will vote to transfer from available Community Preservation Act funds a sum of money to fund the costs associated with the design, engineering and construction of a walking trail that will extend the existing Choate to High School trail, beginning on Town owned property at 40 Adams Street and extend across Chicken Brook, or act in any manner relating thereto.

OPEN SPACE COMMITTEE

BOARD OF SELECTMEN RECOMMENDATION: To Be Determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 9:

(Right-of-Way Easement – 9 Marc Rd)

To see if the Town will vote to accept a Perpetual 50' Right-of-Way Easement for such uses as roads and ways are commonly used in the Town of Medway, including without limitation, the right but not the obligation to construct, inspect, repair, remove, replace, operate and forever maintain said right-of-way, and to do all the acts incidental to the foregoing on a 15,579 sq. ft.± portion of land on 9 Marc Road as shown on the plan entitled "9 Marc Road Right-of-Way Plan of Land in Medway, MA," dated September 15, 2016, prepared by Paul J. DeSimone, on file

with the Medway Town Clerk, to be recorded with the Norfolk County Registry of Deeds, subject to Grantor reserving the right to use said right-of-way in any manner which does not interfere with the Town's easement, and further to authorize the Board of Selectmen and town officers to take any and all related actions necessary or appropriate to carry out the purposes of this article;

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 10: (Zoning Bylaw Amendment: Village Residential Zoning District)
To see if the Town will vote to amend the Zoning Bylaw and Map to establish a new Village Residential Zoning district as follows:

- by rezoning a portion of the current Agricultural Residential II (ARII) zoning district to Village Residential (VR) and amending the Zoning Map to show the boundaries of the new district, a copy of which is on file with the Medway Town Clerk;
- by revising Section 4.1 Districts by adding *Village Residential* to the list of districts in A. Residential Districts;
- by revising Section 5.4 Schedule of Uses by inserting *Village Residential (VR)* to Table 1: Schedule of Uses;
- by revising Section 6.1 Dimensional and Density Regulations by inserting *Village Residential (VR)* to Table 2: Dimensional and Density Regulations;
- by revising Section 5.6.4 Multifamily Housing, B. Applicability, 1. by adding *Village Residential (VR)* to the list of locations for multifamily housing;
- by revising Section 7.2.5 Sign Standards by adding *Village Residential* to the header of Table 4; and by
- revising Section 8.1 Infill Housing A. Purposes and B. Applicability by adding *Village Residential (VR)* to the list of locations for infill dwelling units.

And to act in any manner relating thereto.

(NOTE – The details for dimensional and density regulations in the Village Residential zone are provided in Article 13)

(NOTE – The details for allowed uses in the Village Residential zone are provided in Article 14)

PLANNING & ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 11: (Zoning Bylaw Amendment: Village Commercial Zoning District)
To see if the Town will vote to amend the Zoning Bylaw and Map to establish a new Village Commercial Zoning District as follows:

- by rezoning all of the parcels in the current Commercial III (C-III) and Commercial IV (C-IV) zoning districts to Village Commercial (VC) and amending the Zoning Map to re-label the name of Commercial III and Commercial IV to Village Commercial without changing the boundaries in any manner, as shown on a map, a copy of which is on file with the Medway Town Clerk;
- by deleting *Commercial III* and *Commercial IV* from the list in B. Nonresidential Districts in Section 4.1 Districts and inserting *Village Commercial* in its place and renumbering the list accordingly;
- by deleting *Commercial III (C-III)* and *Commercial IV (C-IV)* from Table 1: Schedule of Uses in Section 5.4 Schedule of Uses and inserting *Village Commercial (VC)* in its place;
- by deleting *Commercial III (C-III)* and *Commercial IV (C-IV)* from Table 2: Dimensional and Density Regulations in Section 6.1 Dimensional and Density Regulations and inserting *Village Commercial (VC)* in its place;
- deleting *Commercial Districts III and IV* from the header of Table 10 in Section 7.2.5 Sign Standards and inserting *Village Commercial District* in its place; and by
- deleting reference to *Commercial Districts III and IV* in Section 5.6.4 Multifamily Housing, B. Applicability, 1. and inserting *Village Commercial* in its place to the list of locations for multifamily housing.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 12: (Zoning Bylaw Amendment: Central Business Zoning District)
To see if the Town will vote to amend the Zoning Bylaw and Map to establish a new Central Business zoning district as follows:

- by rezoning all of the parcels in the current Commercial I (C-I) district to Central Business (CB) district and amending the Zoning Map to re-label the name of Commercial I to Central Business district without changing the boundaries in any manner, as shown on a map, a copy of which is on file with the Medway Town Clerk;
- by deleting *Commercial I* from the list of B. Nonresidential Districts in Section 4.1. Districts and inserting *Central Business* in its place;
- by deleting *Commercial I (C-I)* from Table 1: Schedule of Uses in Section 5.4 Schedule of Uses and inserting *Central Business (CB)* in its place;

- Or to act in any manner relating thereto.

BOARD OF SELECTMEN RECOMMENDATION: Approve

ARTICLE 13: (Amend Zoning Bylaw: Definitions)

Auto Body Shop - An establishment in which bodies and frames for damaged vehicles, such as automobiles, trucks, or the like, are manufactured, repaired, straightened, or painted and which may include vehicle repair services as an accessory use.

Boathouse – An enclosed or partially enclosed building or shed for sheltering a boat or boats and associated marine equipment on or near a river, stream, pond or lake.

Brewery, Distillery or Winery – An establishment located in a building that uses equipment and/or processes for the production and distribution of malt, spirituous, or vinous beverages pursuant to G.L. c. 138, §19. Such establishment may include on-site sampling, the sale of permitted beverages produced on the premises to consumers for off-site consumption, and the sale of commercial goods branded by the establishment. A tasting room, not to exceed 25% of

the building's gross square footage, that allows patrons to sample or consume beverages that are produced on premises is permitted as an accessory use. The establishment may also host marketing events, special events, and/or factory tours. May include facilities for customers to brew on-premises for personal consumption off-site as an accessory use.

Commercial Indoor Amusement – An establishment engaged in providing indoor entertainment or games for a fee to the general public and including but not limited to such activities as a dance hall, bowling alley, billiard or pool establishment, skate park, rock climbing, baseball, trampoline jumping, golf, family fun/entertainment/amusement center, playground, and other similar uses and which may include the provision of food and drink as an accessory use.

Community Center – A building used for recreational, social, educational, and cultural activities, open to the public or a designated part of the public, usually owned and operated by a public or non-profit group organization.

Doggie Day Care – An establishment where dogs are dropped off and picked up for temporary daytime care on the premises and where they may be groomed, trained, exercised and socialized, but are not boarded overnight, bred, or sold.

Educational/Instructional Facility, commercial – Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or skill, on land that is not owned or leased by the Commonwealth or any of its agencies, subdivisions, or body politic, or by a religious sect or denomination, or by a nonprofit educational organization, including but not limited to schools for vocational and technical training, art, dance, gymnastics, yoga, martial arts and other sports activities.

Electric Power Generation – The process of generating electric power from other sources of primary energy such as electromechanical generators, heat engines fueled by chemical combustion, kinetic energy such as flowing water and wind, and other energy sources such as solar photovoltaic and geothermal power.

Financial Institution – Establishments such as banks, savings and loans, credit unions, insurance companies, mortgage offices, and brokerage firms dealing in monetary transactions for consumers such as deposits, loans, investments and currency exchange.

Fitness Facility – An establishment providing exercise space, facilities and equipment or classes for the purposes of physical exercise. Commonly referred to as a fitness club, health or athletic club, fitness center, and gym. May also provide personal training, locker rooms, showers and fitness studios and other similar facilities and services.

Funeral Home – A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected thereto before burial or cremation and which may include areas for a chapel, sale of caskets and other funeral supplies, and a crematorium.

Gallery – An establishment engaged in the display, sale or loan of works of art to the general public.

Golf Course – A tract of land laid out with at least nine holes for playing the game of golf and improved with tees, greens, fairways and hazards and that may include a clubhouse, which may include dining facilities, and shelters as accessory uses.

Gravel/loam/sand or stone removal, commercial – The removal of soil or earth including but not limited to sod, loam, sand, gravel, clay, peat, hardpan, rock, quarried stone or mineral products from land as a commercial business.

Greenhouse, commercial – A greenhouse which grows plants which are sold at retail or wholesale.

Indoor Storage – An area within a non-residential establishment for the placement and safe keeping of materials, products or equipment

Impervious Coverage – That portion of a lot that is covered by buildings, including accessory buildings, and all paved and other impervious surfaces. Impervious coverage shall be determined by dividing the combined area of the footprint of all buildings and all paved and impervious surfaces on a lot by the total area of the lot

Infill Dwelling Unit – As specified in Section 8.1 of this Bylaw.

Inn – An establishment that provides temporary overnight lodging to the general public for compensation, not to exceed 10 guest rooms, for transient guests and where a dining room for the serving meals may be operated on the premises, and wherein the owner or operator may or may not maintain a place of principal residence.

Livery/Riding Stable – A facility designed and equipped for the feeding, boarding, exercising or training of horses not owned by the owner of the premises and for which the owner of the premises receives compensation and which may include instruction in riding, jumping or showing or where horses may be hired for riding.

Lodge or Club – A facility operated by a private, non-profit organization established around a common interest such as a fraternal, civic, alumni, social, recreational or sports club, or other similar organization, to which membership is limited or controlled. May include meeting space, dining facilities, and outdoor areas.

Municipal Use – Any use, building, facility or area owned or leased by and operated by the Town of Medway.

Non-profit Organization - A corporation organized, registered and operated as a nonprofit organization under state or federal law, such as General Laws chapter 180 or recognized under Section 501 (c) (3) of the IRS code.

Nursery – Land used to raise plants, flowers, shrubs, bushes, or trees grown on the premises for sale or transplanting. May include greenhouses and retail sales of associated nursery goods and products.

Open Space – Those areas of a lot on which no building or structure is permitted except as authorized by other provisions of this Bylaw, and which shall not be used for streets, driveways, sidewalks, parking, storage or display. Open space may serve as areas for buffers, active and passive recreation, natural and scenic resource protection, land conservation, or other similar uses and may include landscaped areas.

Open Space Residential Development (OSRD) – As specified in Section 8.4 of this Bylaw.

Outdoor Dining – A dining area with tables and seating available for restaurant-style eating outdoors, usually located on the sidewalk or an open area adjacent to its affiliated restaurant, and usually operated on a seasonal basis.

Outdoor Display – The temporary display of goods and products sold by a business establishment, located on the same premises but not including such display on any parking, delivery or loading areas, fire lanes, drive aisles, or sidewalks where less than 6 feet of sidewalk width remains for pedestrian access, or other features that could cause a safety hazard, and limited to the hours the business is open.

Outdoor Storage – An outside area for the storage or display of materials, goods or manufactured products produced or used by the principal use of the property, for more than a twenty-four hour period.

Personal Care Service Establishment – An establishment providing personal care and grooming services to individuals including but not limited to a barber shop, beauty shop, hair salon, nail salon, tanning salon, cosmetology and spa services, and other similar services.

Recreational Facility – A public or private establishment designed and equipped for the conduct of sports, recreational, educational, and/or leisure-time activities including but not limited to fields, courts, swimming pools, rinks, tracks, golf courses, mini-golf, driving ranges, and other similar uses. The facility may be comprised of indoor and outdoor facilities, a clubhouse and/or other customary accessory buildings and uses and may include the provision of seasonal, organized youth and/or family oriented programs and overnight accommodations.

Recreational Facility, Commercial – A recreational facility operated as a business and open to the general public for a fee.

Recreational Facility, Private – A recreational facility open only to bona fide members and guests of such organization.

Repair Shop – An establishment where household machines, equipment, tools, appliances and other similar items can be taken to be repaired or serviced, but not including vehicle repair.

Sawmill – A place or building in which timber from off the premises is sawed, split, shaved, planed, stripped, chipped or otherwise processed by machinery into planks, boards, mulch, firewood or other wood products.

Ski Area – An area developed for skiing, boarding or tubing with trails and which may include lifts, ski rentals and sales, and instruction and eating facilities.

Studio – A building, room or space where a craftsperson, artist, sculptor, photographer, musician or other artisan, designer or craftsperson works and which may include incidental accessory uses such as a gallery, retail sales of art produced on the premises, and instruction.

Trailer - A non-motorized vehicle, often a long platform or box/container with two or more wheels, which is pulled behind a motorized vehicle and used to transport things.

Veterinary Hospital – A building where animals are given medical care, observation and treatment including surgery for their diseases and injuries and which may include the short-term boarding of animals during their convalescence.

Warehouse/Distribution Facility – A building or area used primarily for the storage of raw materials, manufactured goods, products, cargo or equipment before their export or distribution for sale to retailers, wholesalers, or directly to consumers.

Wholesale - The business of selling things in large quantities to other businesses for resale rather than to individual retail consumers.

Wholesale Showroom - A room or space used for displaying a company's products, goods and merchandise not for direct sale to consumers.

And by deleting **Tourist Home** from the list of Definitions.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 14: (Amend Zoning Bylaw: Dimensional & Density Regulations)
To see if the Town will vote to amend the Zoning Bylaw by amending TABLE 2: Dimensional and Density Regulations in Section 6.1 Dimensional and Density Regulations as shown in the Table 2 below, which shows those portions of the Zoning Bylaw to be changed or amended in “red-line” format, (new or revised text is in highlighted bold format, and deleted text is stricken through), excluding the stricken through text, bolding and highlighting which are not part of the proposed Zoning Bylaw amendments and are solely for informational purposes

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

(Warrant continues on next page)

TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS												
Requirement	AR-I	AR-II	VR	C-1 CB	VC	C-III	C-IV	C-V ^a	B-I	I-1	I-2	I-3
Minimum Lot Area (Sq. Ft.)	44,000	22,500 ^b 30,000 ^{a, b}	10,000 22,500 ^{a, b}	20,000 10,000	10,000	20,000	20,000	20,000	20,000	20,000	20,000	40,000
Minimum Lot Frontage (Ft.)	180'	150'	75' 100' ^{a, b}	NA	NA	NA	NA	NA	100 75'	NA 100'	NA 150'	NA 100'
Minimum Lot Width (Ft.)	NA	NA	NA	100'	NA	100'	100'	100'	NA	100'	100'	100'
Minimum Setbacks (Ft) ^c												
Front ^{c, d}	35'	35'	20' ^d	50' 10'	20' ^d	35'	35'	50' 35'	35' 25'	30'	30'	30'
Side ^e	15'	15'	10' ^d	25' 10' 25' ^e	10' ^d	15'	15'	15'	15'	20'	20'	20'
Rear	15'	15'	10' ^d	25'	10' ^d	15'	15'	15'	15'	30'	30'	30'
Maximum Building Height (Ft.)	NA 35'	NA 35'	35'	40'	40'	40'	40'	40'	40'	40' 60'	40'	60'
Maximum Lot Coverage (Pct. of lot) (Primary and accessory buildings)	NA 25%	NA 30%	40%	30% 80%	80%	30%	30%	30% 40%	30% 40%	40% NA	40% NA	40% NA
Maximum Impervious Coverage (Pct. of lot)	35%	40%	50%	NA	NA	NA	NA	80%	80%	80%	80%	80%
Minimum Open Space (Pct. of lot)	NA	NA	NA	15%	NA	NA	NA	20%	20%	20%	20%	20%

Notes to Table 2

NA means not applicable

- a) For a two family house. No parking shall be permitted within 10 feet of an adjoining lot line.
- b) For a newly constructed two-family house or when a single family detached house is enlarged for a 2 family house.
- c) When a nonresidential use abuts a residential use, the first 10 feet within the required side or rear setback of the nonresidential use along the lot line shall be used as a buffer.
- d) Or the average setback of the existing primary buildings within 300' of the lot on the same side of the street and within the same zoning district, whichever is less.
- e) When abutting a residential district.

Previous Notes to Table 2

- ~~a) In the C-V and B-I districts, when a nonresidential use abuts a residential use, the first 10 feet within the 15-ft side or rear setback along the boundary line adjoining the residential use shall be a landscaped buffer not used for parking or storing vehicles. However, when a nonresidential use in the C district abuts a residential use in a different district, the landscaped buffer shall extend at least 15 feet from the lot boundary shared with the residential use.~~
- ~~b) For two family dwelling, the minimum lot area is 30,000 sq. ft. No parking shall be permitted within 10 feet of an adjoining lot line.~~
- ~~c) For a lot abutting existing dwellings in a residential district, the minimum front setback shall be the average front setback of the existing primary buildings within 300 feet on each side of the lot on the same side of the street and within the same zoning district.~~
- ~~d) Within the 50-ft. front setback on lots in the C-I, C-V, and B-I districts, the first 10 feet closest to the street shall be landscaped and not used for parking. Within the C-I district, the next 20 feet shall be used for through traffic to adjoining lots unless waived by the Planning and Economic Development Board during site plan review.~~
- ~~e) When a lot in any of the C or B-I districts abuts a residential use, the first 10 feet within the 15-ft side or rear setback along the boundary line adjoining the residential use shall be a landscaped buffer not used for parking or storing vehicles.~~

ARTICLE 15:

(Zoning Bylaw Amendment: Schedule of Uses)

To see if the Town will vote to amend the Zoning Bylaw, Section 5.4 Schedule of Uses by amending TABLE 1: Schedule of Uses as shown in the Table 1 below, which shows those portions of the Zoning Bylaw to be changed or amended in “red-line” format, (new or revised text is in highlighted bold format and deleted text is stricken through), excluding the stricken through text, bolding and highlighting which are not part of the proposed Zoning Bylaw amendments and are solely for informational purposes:

NOTE: Table 1 Legend

Y means a use permitted by right

N means a prohibited use

SP means a use that may be allowed by special permit from the Zoning Board of Appeals

PB means a use that may be allowed by special permit from the Planning and Economic Development Board

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	C-I CB	C-III & IV VC	C-V	BI	I-I	I-II	I-III
A. AGRICULTURE, CONSERVATION, RECREATION USES										
Agriculture, excluding piggeries and fur farms on less than 5 acres of land, and excluding livestock on less than 44,000 sq. ft. of land. <i>(Revised 11/16/15)</i>	Y	Y	N	N	N	N	N	N	N	N
Poultry on less than 1 acre. Minimum lot size for poultry is 5,000 sq. ft. subject to Board of Health regulations. <i>(Added 11/16/15)</i>	Y	Y	Y	N	N	N	N	N	N	N
Commercial Greenhouse	SP	SP	N	N	N	Y	Y	N	N	N
Nursery	SP	SP	N	N	N	Y	Y	N	N	N
Nonprofit recreational use	Y	Y		N	N	N	N	N	N	N
Recreational facility	SP	SP	N	N	N	N	Y	Y	N	N
Sawmill	SP	N		N	N	N	N	N	N	N
Boathouse, ski tow, golf course	SP	SP		N	N	N	N	N	N	N
Ski Area	SP	SP	N	N	N	N	N	N	N	N
Golf course	SP	SP	N	N	N	N	N	N	N	N
Livery riding stable	Y	Y	N	N	N	N	N	N	N	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	C-I CB	C-III & IV VC	C-V	BI	I-I	I-II	I-III
Gravel, loam, sand, or stone removal, except that in the AR-I and AR-II districts, no special permit shall be required when removal of such materials is incidental to the construction or alteration of buildings for which a permit has been issued by the Board of Selectmen. NOTE – This use is being moved to the INDUSTRIAL USES section of the Use Table	SP	SP		N	N	N	N	N	N	N
B. PUBLIC SERVICE										
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Public utility	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y
C. RESIDENTIAL AND INSTITUTIONAL USES										
Detached single-family dwelling	Y	Y	Y	N	Y	N	N	N	N	N
Two-family dwelling, provided that the exterior of the dwelling has the appearance of a single-family dwelling.	N	SP	PB	N	N	N	N	N	N	N
Infill dwelling unit, subject to Section 8.1.	N	SP PB	PB	N	N	N	N	N	N	N
Open space residential development, subject to Section 8.4	PB	PB	N	N	N	N	N	N	N	N
Assisted living residence facility	N PB	N PB	N	PB N	N	N	N	N	N	N
Adult retirement community planned unit development, subject to Section 8.5	PB	PB	N	N	N	N	N	N	N	N
Multifamily dwellings and multifamily developments subject to Section 5.6.2 E and Section 5.6.4 (Added 11/16/15)	N PB	PB	PB	N	PB	N	N	N	N	N
Multifamily units in combination with a commercial use that is permitted or allowed by special permit, subject to Section 5.4.1.	N	N	N	PB	N	N	N	N	N	N
Long-term care facility	SP	SP	N	N	N	N	N	N	N	N
Accessory Uses										
Accessory family dwelling unit, subject to Section 8.2	SP	SP	SP	N	SP	N	N	N	N	N
Home-based business, subject to Section 8.3	Y	Y	Y	N	Y	N	N	N	N	N
Boathouse	Y	Y	N	N	N	N	N	N	N	N
Greenhouse	Y	Y	Y	N	N	N	N	N	N	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	C-I CB	C-III & IV VC	C-V	BI	I-I	I-II	I-III
D. BUSINESS USES										
Retail Trade										
Retail bakery <i>(Added 11/16/15)</i>	N	N	N	Y	Y	Y	Y	N	N	N
Retail store sales	N	N	N	Y	Y	Y	Y	N	N	N
Retail store larger than 20,000 sq. ft.	N	N	N	SP	N	N	SP	N	N	N
Shopping center/multi-tenant development	N	N	N	SP	N	SP	SP	N	N	N
Auto parts	N	N	N	N	N	N	Y	N	N	N
Nursery and florist	N	N	N	N Y	N Y	Y	Y	N	N	N
Indoor sales of motor vehicles, trailers, boats, farm equipment, with accessory repair services and storage, but excluding auto body, welding, or soldering shop	N	N	N	Y	N	N	N	N	N	N
Sale and storage of building materials to be sold on the premises <i>NOTE – This has been moved to the Industrial Uses section</i>	N	N		N	N	N	Y	Y	N	N
Outdoor retail sales	N	N	N	N	N	N	Y	N	N	N
Retail sales, outdoors										
Hospitality and Food Services										
Restaurant providing food within a building, which may include outdoor seating on an adjoining patio	N	N	N	Y	Y	Y	Y	N	N	N
Restaurant providing live entertainment within a building, subject to license from the Board of Selectmen	N	N	N	SP Y	N SP	N SP	N	N	N	N
Brew pub	N	N	N	Y	Y	Y	Y	N	N	N
Motel or hotel	N	N	N	SP	N	N	N	N	N	N Y
Bed and breakfast	SP	SP	SP	N	SP	N	N	N	N	N
Inn	SP	SP	SP	SP	SP	N	N	N	N	N
Cultural and Entertainment Uses										
Studio for artists, photographers, interior decorators, other design-related uses	N	N	SP	N Y	N Y	Y	N	N	N	N
Museum	N	N	N	Y	SP	SP	N	N	N	N
Movie theatre/cinema	N	N	N	SP	N	N	N	N	N	N
Theatre	N	N	N	Y	SP	SP	N	N	N	N
Gallery	N	N	N	Y	Y	Y	N	N	N	N
Commercial indoor amusement <i>NOTE – This use was moved here from Business Uses - Services</i>	N	N	N	SP	N	N	Y	Y	Y	Y

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	C-I CB	C-III & IV VC	C-V	BI	I-I	I-II	I-III
D. BUSINESS USES										
Professional Uses and Financial Services										
Bank or other Financial institution	N	N	N	Y	Y	Y	Y	N	N	N
Professional or business office	N	N	N	Y	Y	Y	Y	Y	Y	Y
Services										
Barber shop, beauty shop, nail salon, and similar Personal care service establishments	N	N	N	Y	N Y	Y	Y	N	N	N
Consumer services such as but not limited to health care, fitness facility, optician, dry cleaner, laundry, laundromat, florist, shoe repair, photocopy/printing, bakery, photography studio, tailor, and other similar businesses and services	N	N	N	Y	N Y	N Y	N Y	N	N	N
Doggie Day Care	N	N	N	N	N	N	SP	N	N	N
Repair shop for small equipment, bicycles, appliances, tools	N	N	N	N Y	N Y	N Y	N Y	N SP	N	N
Furniture Repair	N	N	N	N	Y	Y	Y	SP	N	N
Educational/instructional facility, commercial	N	N	N	Y	Y	Y	Y	Y	N	N
Commercial indoor amusement or recreation, or similar place of assembly <i>NOTE – This use was moved to Business Uses – Cultural and Entertainment</i>	N	N		SP	N	N	N	N	N	N
Funeral home, undertaker	N SP	N SP	N	N SP	Y	Y	Y	N	N	N
Veterinary hospital	SP	SP	N	N	N	N Y	N Y	N	N	N
Kennel	SP	SP	SP	SP N	SP	SP N	SP	SP	SP N	SP N
Medical office or clinic	N	N	N	Y	Y	Y	Y	N	N	N
Adult day care facility, subject to Section 8.5	PB	PB	N	N	N	N	N	N	N	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	C-I CB	C-III & IV VC	C-V	BI	I-I	I-II	I-III
D. BUSINESS USES										
Automotive Uses										
Vehicle fuel station with repair services	N	N	N	N	N	N	PB	N	N	N
Vehicle fuel station, with car wash	N	N	N	SP N	N	N	N PB	N	N	N
Car wash	N	N	N	SP N	N	N	SP PB	N	N	N
Vehicle fuel station with convenience store	N	N	N	PB N	N	PB N	N PB	N	N	N
Vehicle repair	N	N	N	SP N	N PB	N	SP PB	Y	N	N
Auto body shop	N	N	N	N	N	N	PB	Y	N	N
Other Business Uses: Unclassified										
Adult uses	N	N	N	N	N	N	N	Y	N	N
Accessory Uses										
Drive-through facility	N	N	N	SP N	N	PB	SP PB	N	N	N
Outdoor dining accessory to a restaurant may be permitted by the Building Inspector	N	N		Y	N	N	N	N	N	N
Outdoor display	N	N	N	SP	SP	SP	SP	N	N	N
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises	N	N	N	N	N	N	Y	Y	N	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	C-I CB	C-III & IV VC	C-V	BI	I-I	I-II	I-III
E. INDUSTRIAL AND RELATED USES										
Warehouse/ and distribution facility	N	N	N	N	N	Y	N	N Y	N Y	N Y
Wholesale bakery <i>(Added 11/16/15)</i>	N	N	N	N	N	N	N	Y	Y	Y
Wholesale showroom or office, including warehouse	N	N	N	N	N	N	Y	Y	Y	Y
Manufacturing, processing, fabrication, packaging and assembly, and storage of goods manufactured on the premises	N	N	N	N	N	N	Y	Y	Y	Y
Contractor's yard	N	N	N	N	N	N	Y	Y	N	N
Research and development	N	N	N	N	N	N	Y	Y	Y	N Y
Brewery	N	N	N	N	N	N	Y	Y	Y	Y
Research and development and/or manufacturing of renewable or alternative energy products	N	N	N	N	N	N	Y	Y	Y	Y
Electric power generation including but not limited to renewable or alternative energy generating facilities such as the construction and operation of large-scale ground-mounted solar photovoltaic installations with a rated name plate capacity of 250 kW (DC) or more	N	N	N	N	N	N	N	N	Y	N
Gravel/loam/sand or stone removal, commercial <i>NOTE – This use was moved here from the Agricultural/Conservation/ Recreation Uses section of the Use Table</i>	N	N	N	N	N	N	N	N	N	N
Accessory Uses										
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises	N	N	N	N	N	N	Y	Y	Y	Y

[illegible]

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 16: (Amend Zoning Bylaw: Registered Marijuana Dispensary)
To see if the Town will vote to amend the Zoning Bylaw, Section 8.9 Registered Marijuana Dispensary, E. General Requirements, 4. by deleting text noted in ~~strike through~~ below and replacing that with new text noted in **bold** as follows:

4. The hours of operation of RMDs shall be set by the Planning and Economic Development Board, but in no event shall any RMD be open and/or operating **the on-site retail sale or dispensing of medical marijuana and/or related products to customers occur** between the hours of 8:00 PM and 8:00 AM.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: