

## Fall 2025 TM Zoning Amendments

### Article \_\_\_\_ (Zoning Amendments – Housekeeping)

To see if the Town will vote to amend the Zoning Bylaws as follows, new language shown in bold, deleted language shown in strikethrough:

**1. Section 2, Definitions:** Delete the definitions of aquifer, business, movie theater/cinema, museum, poultry, retail bakery, ski area, and tent in their entirety.

**2. Section 3.1.F.1 Penalty:** Amend as follows:

Anyone who violates a provision of this Zoning Bylaw, or any condition of a variance, site plan review decision or special permit, shall be punishable by a fine of not more than three hundred dollars for each offense, **by indictment or on complaint before a district court in accordance with G.L. c. 40, §21 or by noncriminal disposition in accordance with Section 3.1.F.2.** Each day during which any portion of a violation continues shall constitute a separate offense.

**3. Section 3.2.A: Establishment of Zoning Board of Appeals**

Add to the end of the first sentence “for terms of three years.”

**4. Section 3.5 Site Plan Review:** Add a new Section 3.5.2.D:

Any use or structure or expansion thereof which is exempt in whole or in part from local zoning bylaws under Massachusetts G.L. c. 40A, § 3 is subject to site plan review only to the extent allowed by law. No such use or structure or expansion thereof shall be subject to major site plan review; any such use or structure or expansion thereof that would otherwise be subject to major site plan review pursuant to Section 3.5.3 shall be subject instead to minor site plan review, and only to the extent allowed by law.

And delete Section 3.5.3.A.2.d in its entirety:

~~Any use or structure or expansion thereof exempt under Massachusetts G.L. c. 40A, § 3, only to the extent allowed by law.~~

And re-letter the remaining items in the section accordingly.

**5. Section 5.4.2 Special Permits for Electric Vehicle Charging Stations with Digital Advertising:**

Amend the title to read:

~~Special Permits for~~ Electric Vehicle Charging Station(s) with Digital Advertising;

And change “Planning and Economic Development Board” to “Zoning Board of Appeals”.

**6. Table 1: Schedule of Uses:** For “Small Scale ground-mounted solar electric installations (as principal use)”, change “SP” to “PB” under Neighborhood Commercial District.

**7. Section 7.1.1. Off-Street Parking and Loading:** Amend the first line of Section 7.1.1.K.2 and correct lettering to read:

2. Tandem Parking. ~~By special permit, the Board may allow~~ Tandem parking **is allowed** under the following conditions:

- a. To be used to meet parking requirements for residential units only. Tandem parking means two vehicles only.
- b. Tandem spaces shall be assigned to the same dwelling unit.
- c. Tandem parking shall not be used to provide guest parking.
- d. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 30 feet in length.
- f.e. Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.

**8. Section 8.2 Accessory Dwelling Unit – Add a new Section D:**

D. Notwithstanding the provision of Section 5.5 of this Zoning Bylaw, pre-existing nonconforming structures or uses may be extended or altered to provide for ADU’s that are in compliance with G.L. c. 40A, §3A, provided, that no such extension or alteration shall be permitted unless there is a finding by majority vote of the Zoning Board of Appeals that such extension or alteration shall not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood.

Or act in any manner related thereto.