

2021 FTM Housekeeping amendments
BJS draft 9.13.2021
Edited for clean-up/sac 9-15-21

Article ____: To see if the Town will vote to amend the Zoning Bylaw as follows:

Amend Section 10. Central Business District Development Standards, sub-section 10.2.D. Parking Requirements, 1. Purpose and Intent by combining subsections b. and c., and re-lettering subsection d. to c., so that it will read as follows:

1. Purpose and Intent. The purpose and intent in applying parking standards in the Central Business District are as follows:
 - a. To improve walkability by minimizing sidewalk interruptions and conflict points between pedestrians, cyclist, and vehicles on Main Street and on site.
 - b. To ensure adequate parking for existing and new development while minimizing excessive and inefficient off-street parking areas that result in lost opportunities to develop new buildings that expand business and the tax base.
 - c. To encourage the use of public transportation, bicycling, and walking as an alternative to motor vehicle use when a choice of travel mode exists.

2. Amend Section 10.2.B.1 by adding the language noted in **bold** text as follows:

B. Main Street Pedestrian Frontage Zone.

1. The Main Street Pedestrian Frontage Zone includes all properties **in the Central Business District** with frontage on Route 109 (Main Street). These frontages are prioritized for pedestrian-oriented ground floor uses. Buildings fronting on the designated Pedestrian Frontage Zone shall be subject to the following requirements:

And to Amend Section 3.5. Site Plan Review by amending 3.5.4.J. Procedures for Administrative Site Plan Review, item 4 by adding the language noted in **bold** text as follows:

4. If proposed activity or use requires administrative site plan review and one or more special permits, the Planning and Economic Development Board shall serve as permit granting authority for all, **except special permits under Section 5.5 Nonconforming Uses and Structures.**

And to amend Section 3.4. Special Permits, sub-section H.2 by deleting the text indicated by ~~strike through~~ and adding the language noted in **bold** text:

2. If proposed activity or use requires administrative site plan review ~~pursuant to Section 3.5 Site Plan Review~~ and one or more special permits, the Planning and Economic Development Board shall serve as permitting granting authority for all, **except special permits under Section 5.5 Nonconforming Uses and Structures.**

And to amend Section 5.5. Nonconforming Uses and Structures, Sub-Section D as follows (new language in **bold**):

D. Nonconforming Uses: Legally pre-existing nonconforming uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals as the special permit granting authority that such extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. The **Zoning** Board of Appeals may grant a special permit to change or substantially extend a nonconforming use only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

And to amend the definition of Outdoor Display in Section 2 DEFINITION by deleting the current definition which reads:

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.

And replacing it to read as follows:

Outdoor Display: The temporary display of goods and products sold by a business establishment, located on the same premises, and limited to the hours the business is open. Outdoor displays are prohibited 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 any other location that could cause a safety hazard.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD