

## **ARTICLE LSPR**

## **AMEND ZONING BYLAW LIMITED SITE PLAN REVIEW**

To see if the Town will vote to amend the Zoning Bylaw to reasonably regulate land uses protected by MGL c. 40A s. 3 through site plan review, or act in any other manner in relation thereto.

### **DESCRIPTION:**

The changes proposed under this article would provide for site plan review, to the extent possible, of exempt uses protected under M.G.L. c. 40A s. 3 ('Dover Amendment uses').

### **PROPOSED MOTION:**

A. Amend Table 1, Permitted Uses and Development Standards, of the Zoning Bylaw by replacing the symbol 'Y' with the symbol 'R' in all columns of rows B.1.01, B.1.02 and B.1.03.

B. Amend § 9.5.5 by inserting the words "of activities and uses not covered by § 9.5.6" after the words "site plan review".

C. Add a new § 9.5.6 as follows:

9.5.6 Limited Review Standards. The Planning Board in its regulations shall establish standards for site plan review of educational, religious, and child care activities and uses protected under MGL c. 40A, s. 3. These regulations may not be more restrictive than those applied to activities and uses under § 9.5.5 and will provide for waiver of any regulations which are not reasonable in a particular case. The regulations will address only the following:

1. bulk and height of structures;
2. yard sizes and setbacks;
3. lot area;
4. open space;
5. parking; and
6. building coverage.