

ARTICLE 3

1st D Constante
2nd P Carleno

Mr. Moderator:

I move that the Town vote to amend its Zoning Bylaw paragraph "199-40 Location of required parking facilities." to read as follows:

§ 199-40. Required parking facilities shall be located on the same lot as the building or other use which they serve, except that upon approval of the Planning Board required facilities may be located elsewhere, but not more than 300 feet from such building or use, measured in a straight line to the nearest space for vehicular parking.

2/3 RDS Vote - Yes

39 Yes

1 NO

Suzanne M. Scarpa
The Town Clerk 4/28/10

A TRUE COPY ATTEST

Suzanne M. Scarpa

SUZANNE M. SCARPA
TOWN CLERK - LEE

SPECIAL TOWN MEETING WARRANT January 28, 2010

See STM
Jan 28, 2010
Article 7
Form 2
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The meeting was called to order at 7:03 PM. Town Clerk Suzanne Scarpa stated there was a quorum and the warrant was duly posted. The Pledge of Allegiance was recited by all present. There was a moment of silence in honor of Bobbie Pollard who has served our Town in many capacities for many years.

Article 7. Adaptive Reuse Overlay District (AROD) Amendment (2/3 vote)

P. Carlino moved that the Town amend its Zoning Bylaw Article 199-20A, Adaptive Reuse Overlay District (AROD), Paragraphs 199-20-A(1), A(2), B, and C to read as follows:

199-20A. Adaptive Reuse Overlay District (AROD)

A. Purpose of District: The purpose of the Adaptive Reuse Overlay District (AROD) is to:

- (1) Provide specific regulations allowing for the reuse of private buildings, municipal buildings, public and private school buildings and as defined in paragraph 199-20A-b below.
- (2) Allow for the reuse of existing buildings as defined above throughout the town to increase the town's overall tax base, create employment opportunities and ensure efficient use of municipal services so as to not create an undue burden on them.
- (3) Ensure that such uses are compatible with their surroundings.
- (4) Maximize the use of the site's natural characteristics.

B. Eligibility for Conversion

- (1) Private buildings, municipal buildings or public or private school buildings as defined in (a) and (b) below and located in any zoning district are eligible for conversion to those uses listed in Section 1.3.1 of this bylaw, but only if it meets all of the following tests:
 - (a) It was used for not less than 15 years.
 - (b) It contains not less than 10,000 square feet in total gross floor area.

C. Scope of Authority

The AROD is superimposed over rather than replacing the underlying zoning districts. The regulations of this overlay district shall govern all reconstruction or expansion of privately owned buildings, municipal buildings and public and private school buildings as defined in paragraph 199-20A, paragraph B above. Provisions of Section 1.0 shall supersede those of Article III Use Regulations and Article IV - Intensity Regulations in the Bylaw. On all other matters, the provisions of the underlying districts shall continue.

The Special Permit Granting Authority for this section shall be the Board of Selectmen. The Board of Selectmen shall require that any application for a special permit under this section shall be accompanied by a site plan in accordance with Section 199-35 of the Bylaw. 2nd by D. Consolati. Short explanation. Vote-yes unanimously.

A TRUE COPY ATTEST
Suzanne M. Scarpa
SUZANNE M. SCARPA
TOWN CLERK