

AMENDMENT TO SECTION 5.1

To see if the Town will vote to amend Section 5.1 by adding a NEW column identified as Neighborhood Overlay District immediately below the entry “Open Space Development” as currently printed.

ALSO, insert the following for all entries corresponding with the Dimensional Requirements Table found in Section 5.1, including new footnotes 10 and 11, as follows:

District	Minimum Lot Size in Square Feet	Minimum Lot Frontage in feet	Minimum Front Yard Setback in feet	Minimum Side & Rear Setback in feet	Maximum Building Height in feet
Neighborhood Overlay District	43,560 (1 acre) 10	100'	No minimum 11	No minimum 11	35'

10. Notwithstanding any language to the contrary found within the Zoning Bylaw, a lot within the Neighborhood Overlay District may contain more than one principal use and/or structure and/or more than one accessory use and/or structure.

11. The Planning Board may grant a special permit for a use(s) or structure(s) with zero lot line setbacks where the Planning Board concludes, in its sole judgment, that such construction will help preserve open space, the aesthetic and visual design characteristics of the neighborhood and/or structures, will promote pedestrian and vehicular circulation and otherwise lead to an environmentally sensitive and appropriate development, and promote and protect public health and safety.

ALSO, add the following as a final sentence within Section 5.1 prior to the Dimensional Requirements Table: “Where a conflict exists between the dimensional requirements as set forth in Section 5.1 and those included within the Neighborhood Overlay District, the requirements pursuant to the Neighborhood Overlay District (NOD) shall control.