



Warrant Article #14 Wetlands Conservancy District Zoning Bylaw Amendment

Mr. Canally moves:

that the Town take affirmative action on Article #14 as printed in the Warrant.

Warrant Article #14
Wetlands Conservancy District
Zoning Bylaw Amendment

Amend the language to incorporate reference to the Town's Wetlands Bylaw and bring the definition into conformance with the Town's Wetlands Bylaw.

Warrant Article #14
Wetlands Conservancy District - Zoning Bylaw Amendment

Why is this amendment being proposed?

1. The Wetlands Conservancy District section of the Zoning Bylaw was adopted prior to the Town's Wetlands Bylaw. Consequently, the definition of a wetland under ZBL Section 7.3.1 does not match the definition in the Town's Wetlands Bylaw.
2. The Wetlands Conservancy District Purpose Section 7.3.2 does not reference the Town's Wetlands Bylaw.
3. Recommended by the Natural Resources Director.

Warrant Article #14
Wetlands Conservancy District - Zoning Bylaw Amendment

What is changing? Amend the definition of a wetland so it is consistent with the definition in the Town's Wetlands Bylaw.

Amended Language:

Section 7.3.1 Definition: Wetlands are wet meadows, marshes, swamps, bogs, and areas of flowing or standing water. Wetlands are characterized by the presence of wetland soils, hydrology, and ~~or~~ the presence of wetland plant communities, which ~~require~~ can tolerate the presence of water at or near the ground surface for a significant portion of ~~the~~ growing season, ~~or for seven (7) to nine (9) months of the year.~~ The Wetlands Conservancy District consists of areas within the Town, which ~~are~~ have been mapped as wetlands.

Warrant Article #14
Wetlands Conservancy District - Zoning Bylaw Amendment

What else is changing? Amend the Purpose to reference the Town's Wetlands Bylaw.

Amended Language:

Section 7.3.2 Purpose: The purpose of the Wetlands Conservancy District is to provide preliminary wetlands information in a zoning context for planning purposes without the requirement of delineating actual wetlands in accordance with the Town's Wetlands Bylaw and the Commonwealth of Massachusetts Wetlands Protection Act. Development of a site or property that has wetlands located thereon shall be required to comply with any Order of Conditions issued under the Wetlands Protection Act and/or Town Wetlands Bylaw.



Warrant Article #14 Wetlands Conservancy District Zoning Bylaw Amendment

Mr. Canally moves:

that the Town take affirmative action on Article #14 as printed in the Warrant.