

# **Article 40**

## **Zoning Bylaw Amendment**

### **Public Service Corporation Overlay District**

ARTICLE 40. ZONING BYLAW AMENDMENT  
PUBLIC SERVICE CORPORATION OVERLAY DISTRICT

**2012 Town Meeting authorized the Town to acquire the W.R. Grace property.**

**Article 40 adds Section 7.10:**

**Public Service Corporation Overlay District**

**To create an overlay district for the W.R. Grace property to allow development of the parcel with Public Service Corporation (PSC) uses.**

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## **What is an Overlay District?**




Allows the requirements of the underlying Zoning District to remain in full force and effect, except where the requirements of the Overlay District are more restrictive or provide for uses or structures not otherwise available in the underlying district.

**Site Plan Approval is required by  
the Planning Board.**



## Aerial Map

### Key to Map Features

-  Public Service Corp. Overlay District
-  Knox Trail
-  Town Tax Parcels
-  Rivers & Ponds



0 255 510 1,020 1,530 Feet

1 inch = 1,000 feet

March 4, 2013


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Public Service Corporation  
Overlay District  
(Parcel 4439)

Key to Map Features

-  Public Service Corporation Overlay District
-  Business
-  Industrial
-  Limited Industrial Park 1
-  Limited Industrial Park 2
-  Residence A
-  Residence AA
-  Residence B
-  Residence C
-  Railroad
-  Rivers & Ponds

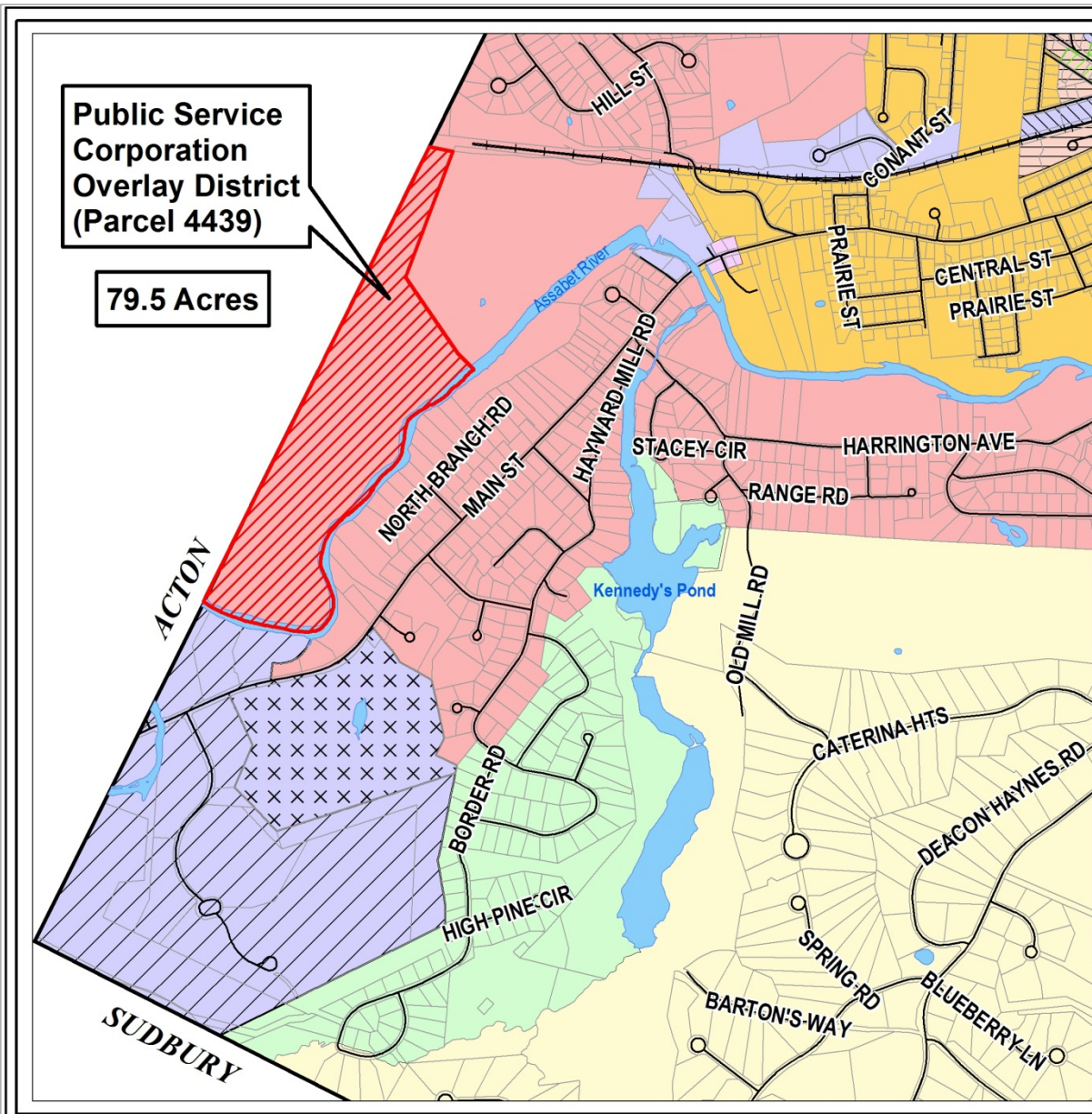


0 305 610 1,220 1,830  
Feet

1 inch = 1,200 feet

March 4, 2013

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Public Service Corporation  
Overlay District  
(Parcel 4439)

79.5 Acres

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## **What is a Public Service Corporation?**

A company that provides or performs an essential public service for public convenience and necessity and subject to government regulation.

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## **What is a Public Service Project (PSP)?**

A project sponsored by a PSC, including facilities, equipment, and structures necessary for conducting a service by a public, private or quasi-private utility facility.

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## Example Uses for this Property:

- *Wastewater Treatment*
- *Municipal Public Works Operations*
- *Large-Scale Ground-Mounted Solar Photovoltaic Operations*
- *Peaking Power Plants*



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## **PSP Dimensional & Design Requirements:**

- ***frontage:*** none required
- ***site access:*** not required to be through frontage, shall be adequate for emergency services, maintained by operator of PSP
- ***principal uses:*** multiple uses allowed on same lot
- ***buffer:*** 50 feet along the perimeter of the overlay district, may be waived or lessened by Planning Board
- ***lighting:*** dark-sky friendly

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