



Town of Concord

Office of the Town Clerk
22 Monument Square
Concord, Massachusetts 01742-0535

ANNUAL TOWN MEETING

April 27, 2020; postponed until September 13, 2020 due to COVID-19

Zoning Bylaw Amendment: Additional Dwelling Unit

ARTICLE 32.

WARRANT ARTICLE

To determine whether the Town will vote to amend the **Zoning Bylaw Section 4.2.2.2 Two-family or additional dwelling unit** to delete Section 4.2.2.2 entirely and adopt a new Section 4.2.2.2 that reads as follows:

4.2.2.2 For the purpose of providing small additional dwelling units to rent in the Town that will not substantially alter the appearance of the Town or for the purpose of enabling owners of single-family dwellings larger than required for their present needs to share space and the burdens of homeownership, a building permit may be granted for one additional dwelling unit in a single-family dwelling or detached accessory structure, provided that:

- (a) The area of the lot on which the single-family dwelling and additional dwelling unit is located shall not be less than the required minimum lot size for the applicable Zoning District;
- (b) The additional dwelling unit shall occupy no more than 750 square feet of gross floor area of the single-family dwelling or detached accessory structure;
- (c) No more than one such additional dwelling unit shall exist on the lot;
- (d) Either the additional dwelling unit or the single-family dwelling shall be occupied by the owner of the property except for bona fide temporary absences;
- (e) Dimensioned floor plans of the additional dwelling unit shall be filed with the building permit or special permit application;
- (f) No use or occupancy of the additional dwelling unit shall be allowed prior to the issuance of a certificate of occupancy by the Building Inspector;
- (g) The additional dwelling unit shall meet the required setbacks for the primary structure of the applicable Zoning District and a site plan, at a measurable scale, shall be submitted with the application to the Building Inspector showing the location of the additional dwelling unit, and the location and arrangement of parking spaces on the property;
- (h) One parking space shall be provided for the accessory dwelling unit;
- (i) The property is served by Town sewer or, alternatively, the on-site subsurface disposal system is adequate to accommodate any increased flows generated by the additional dwelling unit;
- (j) The additional dwelling unit shall not be legally separated or sold apart from the single family dwelling;

(k) The additional dwelling unit shall meet the height restrictions for primary and accessory structures in the applicable Zoning District as required in Section 6.2.11;

(l) The total gross floor area of all buildings on the lot shall conform to the maximum floor area ratio as required in Section 6.2.13, and;

(m) The single family dwelling or the additional dwelling unit shall not be used for a bed and breakfast under Section 5.3.15.

The Board may grant a Special Permit for relief for an additional dwelling unit located on a lot with less than the required minimum lot size for the applicable Zoning District, and/or an additional dwelling unit up to 1,000 gross square feet, and/or a reduction in the required setbacks for a detached additional dwelling unit, provided that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.

or take any other action relative thereto.

VOTE

Upon a **MOTION** made by Mr. Flint and duly seconded, the following was **VOTED**:

That the Town take affirmative action on Article 32 as printed in the Warrant, with the substitution of the word “additional” for the word “accessory” in Section 4.2.2.2(h).

Passed by more than a two-thirds majority vote
September 13, 2020

A True Copy Attest:

Kaari Mai Tari
Town Clerk



Town of Concord

Office of the Town Clerk
 22 Monument Square
 Concord, Massachusetts 01742-0535

ANNUAL TOWN MEETING

April 27, 2020; postponed until September 13, 2020 due to COVID-19

Zoning Bylaw Amendment: Planned Residential Development and Table 1 Principal Use Regulations

ARTICLE 34.

VOTE

Upon a **MOTION** made by Mr. Johnson and duly seconded, the following was **VOTED**:

That Town Meeting take affirmative action on Article 34 to amend the **Table I Principal Use Regulations 4.2.7 Planned Residential Development** to change Site Plan Approval from NR (Not Required) to R (Required) and to amend **Zoning Bylaw Section 10 Planned Residential Development** so that the following Sections read as shown below (*changes are shown in bold italics and strikeout for emphasis only*), and further that typos may be corrected prior to submission to the Attorney General's Office for approval.

Table I – Principal Use Regulations

Principal Use	Residential Districts				Commercial Districts					Industrial Districts				Site Plan Approval	
	RAA	RA	RB	RC	WCV	B CCB TDB NACB	WCB	LB	MP	WCI	I	IPA	IPB		LIP#1 LIP#2
4.2.7 Planned Residential Development	SP	SP	SP	SP	no	SP	no	no	no	no	no	no	no	no[SP♦♦]	RNR

10.1 Purpose

Planned Residential Development allows by special permit from the Board an alternative pattern of residential land development. It is intended to encourage the conservation of open space, while at the same time providing for a mixture and diversity of housing types in the Town at somewhat greater dwelling unit densities than is otherwise permitted without a significant increase in Town-wide population density. In a PRD, dwelling units should be constructed in appropriate clusters that are harmonious with neighborhood development and will not detract from the ecological and visual qualities of the area **and incorporate Low Impact Development for stormwater design and green building practices**. The overall site design and amenities should enhance the quality of living for the residents of the development, the immediate neighborhood and the Town generally. Attention, however, shall be given by the Board as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable development for the neighborhood within which it is to be located.

10.2.2.1 Basic density: The basic density of the PRD shall not exceed the number of units obtained by applying the following calculation:

The number of dwelling units obtained by dividing the sum of (1) the area of the tract exclusive of land situated within the Flood Plain ~~or Wetlands~~ Conservancy districts *or Federal, State or local regulated wetlands*, and (2) twenty-five percent (25%) of the area of land situated within the Flood Plain ~~or Wetlands~~ Conservancy districts *or Federal, State or local regulated wetlands* by the minimum lot size permitted in the zoning district(s) within which the tract is located. In the Limited Industrial Park #1 district the maximum permissible density shall be obtained by dividing the aforesaid sum by 40,000 square feet.

10.2.3 Diversity of Dwelling Units: A mix of diverse housing opportunities shall be provided in all Planned Residential Developments. Such diversity shall consist of the following mix:

- (a) the number of bedrooms available;
- (b) the price or rental rates of the units; and
- (c) two of the three styles of units: single-family, two-family or multi-family.

~~If all the units proposed in the Planned Residential Development are market-rate units, then only the basic density shall be permitted. Increases beyond the basic density within the Planned Residential Development may be authorized by the Board only if at least ten percent (10%) of the units are made available as described in subsection 10.2.3.1 and 10.2.3.2. If only one unit is required, it shall be made available as described in subsection 10.2.3.1, and if two or more units are required, then at least 50% of the affordable units shall be made available as described in subsection 10.2.3.1. Any increases in density permitted by the Board shall not exceed the limits contained in subsection 10.2.2 and shall be based upon the degree to which the proposed PRD provides a range of low income and affordable dwelling units, in addition to the mix of diverse housing opportunities.~~ *(Relocated to Section 10.2.3.6)*

10.2.3.1 Low income dwelling units are those units made available to the Concord Housing Authority, or other entity as the Board may direct, either for purchase within the cost limits allowed by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD), or for lease under federal or state rental-assistance programs, or through a long-term contractual agreement; which can be counted toward the DHCD's Subsidized Housing Inventory.

10.2.3.5 Long-term availability: The Board, as a condition of a special permit, shall impose appropriate limitations and safeguards to insure the continued availability of the below market-rate units for a minimum of forty (40) years. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income verification of purchasers and/or tenants, rent level controls or other method as the Board may direct.

10.2.3.6 Density Bonus: Increases beyond the basic density within the Planned Residential Development may be authorized by the Board based upon one or more of the following:

- a) If at least ten percent (10%) of the units are made available as described in subsection 10.2.3.1 and 10.2.3.2. If only one unit is required, it shall be made available as described in subsection 10.2.3.1, and if two or more units are required, then at least 50% of the affordable units shall be made available as described in subsection 10.2.3.1.**

b) If at least 50% of the units are less than 2,500 gross square feet with not more than a one car garage;

c) If at least 50% of the units are zero step entry with master bedroom and full bathroom on the first floor;

Any increases in density permitted by the Planning Board shall not exceed the limits contained in subsection 10.2.2 and shall be based upon the degree to which the proposed PRD provides a range of low income and affordable dwelling units, in addition to the mix of diverse housing opportunities.

10.2.7 Height: The maximum permitted height of any structure within a PRD shall be thirty-five (35) feet. **The Board may grant relief from the maximum height of a building provided the Board finds that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.**

10.2.9 Common Open Space: All land within the PRD tract which is not covered by buildings, roads, driveways, parking areas or service areas, or which is not set aside as yards, patios, gardens, or similar areas for exclusive or shared use by the residents, shall be common open space. The area of the common open space shall equal at least ~~thirty-five~~ **thirty-five** ~~twenty-five~~ **(35/25)** percent of the total area of the PRD tract. At least 50% of the area of common open space shall be upland (land that is not within the Flood Plain Conservancy District or freshwater wetlands as defined under **the Clean Water Act or the Wetlands Protection Act** and the Town's Wetlands Bylaw).

10.2.9.1 The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by at least all the residents of the Planned Residential Development. In determining whether the intent of this section has been satisfied, the Board shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:

(a) Land abutting the Concord, Assabet or Sudbury Rivers, their tributaries, Elm Brook, or ponds of significant public interest, which enhance or protect wetlands or flood plain, or which provide public access to the water body, or which enhance or provide significant scenic vistas or views, or which provide water- related recreational opportunities;

(b) Land which currently is in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;

(c) Land which provides a significant wildlife habitat or which is a unique natural area;

(d) Land which provides recharge to Concord's current or future municipal wells and highly favored aquifer areas;

(e) Land which is to be developed for active recreational use including playing fields, boat launching areas, playgrounds, and neighborhood parks;

(f) Land which preserves existing trail networks or land on which new trails will be developed as part of the PRD for integration into an existing trail network;

(g) Land which enhances scenic views;

(h) Land providing desirable public access to existing Town or State recreational or conservation land.

10.2.9.2 Provision shall be made so that the common open space shall be readily accessible to at least all of the owners and occupants of the units in the Planned Residential Development, and owned by:

- (a) a membership corporation, trust or association whose members are all the owners and occupants of the units;
- (b) by the Town; or
- (c) otherwise as the Board may direct.

10.2.9.3 In all cases, a perpetual restriction of the type described in G.L. c. 184, sec. 31 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town shall be recorded in respect to such land. Such restriction shall provide that the common open space shall be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the Board shall prescribe and may contain such additional restrictions on development and use of the common open space as the Board may deem appropriate.

10.2.11 Sustainable Design Requirement

The proposal for the built environment should reflect thoughtful consideration of a broad range of sustainability goals. Such design should be consistent with and further the goals of the Town. In determining whether the intent of this Section has been satisfied, the Board shall consider the extent to which the design plan incorporates the following:

- (a) Low Impact Development for Stormwater Design. Low impact development relies on natural features (indigenous to the site or bio-designed) to protect water quality and encourage on-site infiltration of stormwater. Such measures may include use of natural drainage flow paths, minimization of land clearance, incorporation of bioretention features/raingardens, and minimization of the creation of impervious surfaces (through building clustering, minimizing size and footprint of buildings and paved areas, use of pervious surfaces where practical).***
- (b) Energy Efficiency and Clean Energy Usage. Use of energy efficient appliances and HVAC systems is desired. All-electric buildings, with no fossil-fuel usage, and the use of more sustainable forms of energy production, such as geothermal and solar, are encouraged.***
- (c) Energy Efficient Building Design. The building envelope and components (Building framing, insulation, windows, HVAC systems) should be designed to maximize energy conservation.***
- (d) Building Layout. The arrangement of building on the site and the accompanying infrastructure minimizes impervious surface area and maximizes contiguous open space for both residents and wildlife.***
- (e) Ways to Minimize Greenhouse Gas Emissions. Maintaining or proposing new vegetation to maximize carbon sequestration on site. Selection of HVAC systems and appliances to encourage use of renewable energy sources. Construction design to minimize emissions from construction vehicles.***
- (f) Other green building, energy efficiency, sustainability measures. The applicant may propose other measures that fit within the broad rubric of sustainable site planning, design and construction.***

10.3.1 Special Provisions for the Concord Housing Authority and Town of Concord Projects: Except as provided for in subsection 10.2.6 and 10.2.7 above, the limitations contained in subsection 10.2 shall not apply to a PRD application submitted by the Concord Housing Authority or to a PRD application

submitted by the Concord Board of Selectmen in which seventy-five percent (75%) of the units will be of the type described in subsection 10.2.3.1 and 10.2.3.2 provided that the Board shall find that the proposed design is generally in keeping with the purposes of this Bylaw and with Town of Concord Housing Partnership Guidelines and Procedures as in effect from time to time.

10.3.2 Special Provisions for Non-profit entity: Except as provided for in subsection 10.2.6 and 10.2.7 above, the limitations contained in subsection 10.2 shall not apply to a PRD application submitted by a Non-profit entity in which seventy-five percent (75%) of the units will be of the type described in subsection 10.2.3.1 and 10.2.3.2 provided that the Board shall find that the proposed design is generally in keeping with the purposes of this Bylaw.

10.3.3.3 Not later than twenty-four (24) months from the date of Town Meeting approval, an application for a special permit shall be submitted to the Board for the PRD Conversion in accordance with the procedures for approval set forth in Subsection 10.4 below. A special permit shall be issued only if the Board shall find that the plans submitted to it for the PRD Conversion conform substantially to the terms of the approval granted by the Town Meeting and provided further that such permit shall be issued in conformance with the provisions of Subsection 10.4.4. The Board may, in its discretion, permit minor deviations from the Application as approved by the Town Meeting, so long as it finds that such deviations are not substantially inconsistent with the Town Meeting approval.

10.3.4 Special Provisions for an Alternative PRD to be submitted to and approved by a two-thirds (2/3) vote of Town Meeting – In the Limited Industrial Park (LIP) District, the limitations contained in Subsection 10.2 above shall not apply to any PRD submitted to and approved by a two-thirds (2/3) vote of Town Meeting prior to application for a special permit from the Board all in accordance with the following procedures (herein an “Alternative PRD”):

10.3.4.1 Purpose: The provisions applicable to an Alternative PRD are intended to:

- (a) Permit an applicant to propose and for the Town to vote on a Preliminary Site Development and Use Proposal unique to a particular location;
- (b) Permit flexibility in the development of specific site by requiring few predetermined standards;
- (c) Encourage proposals responsive to the Town’s housing goals including housing types which increase diversity and affordability; and
- (d) Enable the Board to require adherence to the Primary Site Development and Use Proposal approved by Town Meeting in the granting of a special permit.

10.3.4.4 Alternative PRD Application for Special Permit; Reports and Recommendations; and Issuance of a Special Permit by the Board: Generally, the application of a special permit, the Planning Board’s and Natural Resources Commission’s report and recommendations and issuance of a special permit by the Board shall follow the requirements of Section 10.3 provided however that in addition to the provisions contained in Section 10.3.4 the Board shall find:

- (a) The proposed Alternative PRD is substantially consistent with the Preliminary Site Development and Use Proposal approved by Town Meeting;
- (b) The minimum frontage, front yard, side yard and rear yard shall not be less than the minimum permitted in the Zoning District in which the Alternative PRD is located;

(c) The maximum permitted height of any structure shall not exceed the height permitted in the Zoning District in which the Alternative PRD is located.

(d) The maximum gross floor area permitted shall not exceed the gross floor area permitted in the Zoning District in which the Alternative PRD is located provided however that the gross floor area of any (i) low income or affordable dwelling units (ii) enclosed parking (iii) enclosed trash/recycling area and (iv) any basement area and unfinished attic area shall not be included in determining the maximum gross floor area as defined and permitted in accordance with this Bylaw

(e) The minimum Common Open Space shall be equal to at least fifty (50) percent of the total area of the PRD Tract; the Common Open Space shall be subject to a perpetual restriction of the type described in G.L.C. 184 Section 31 and the Common Open Space shall be owned by a membership corporation, trust or association whose members are all the owners of the units or owned by the Town or otherwise owned as the Board may direct;

(f) The special permit shall be granted within two (2) years of the date of the Town Meeting vote which approved the Preliminary Site Development Use Proposal. Said two (2) years shall not include any time required to pursue or await determination of any appeal applicable to the Alternative PRD.

10.4.1 Application: Any person who desires a special permit for a PRD shall submit an application in writing in such form as the Board may require which shall include the following:

10.4.1.2 Development plans consisting of:

(a) Site plans meeting, to the extent applicable, the requirements set forth for a Definitive Plan in the Subdivision Rules and Regulations of the Planning Board;

(b) Building elevations;

(c) Floor plans;

(d) Detailed plans for disposal of sanitary sewage; ~~and~~

(e) Landscape plan and details;

(f) Low Impact Design for stormwater drainage;

(g) Energy calculation for the proposed project, and;

(h) A Tree Protection and Mitigation Plan as required under the Tree Preservation Bylaw.

10.4.1.3 Low income and affordable dwelling unit marketing program including anticipated:

(a) Income range (using ranges established by the appropriate state or federal agencies as acceptable to the Board) of family households or single individual residing in each low income or affordable dwelling unit;

(b) Methods for attracting residents of diverse income and ethnic backgrounds.

(c) Pre- and post-construction management methods concerning the maintenance of the low income and affordable dwelling units including supporting documents and contracts; and

(d) Proposed methods of ensuring long-term availability for the low-income and affordable dwelling units, including supporting documents and restrictions.

10.4.1.4 Such additional information as the Board may determine.

10.4.2 Planning Board Report and Recommendations: The Town Planner shall distribute to various applicable Town Departments the development statement and plans for review and comment. Planning Board shall review the development statement and plans and shall submit in writing to the Board a report and recommendations upon the technical quality of the proposed development, and at least the following:

10.4.2.3 An evaluation and opinion upon the degree to which the proposed PRD provides a range of diversity and the size of the units as it relates to increased density that may be permitted by the Board.

10.4.2.5 Its opinion as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable development for the neighborhood within which it is located.

10.4.2.6 An evaluation and opinion upon the degree to which the proposed PRD meets the Sustainability Design Requirements.

10.4.2.7~~6~~ Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.

10.4.3 Natural Resources Commission's Report and Recommendations: The Natural Resources Commission shall review the development statement and plans and shall submit in writing to the Board its report and recommendations upon the degree to which the proposed development enhances the protection of environmental qualities including at least:

10.4.4 Board Issuance of Special Permit: A special permit shall be issued under this section only if the Board shall find that the PRD is in harmony with the general purpose and intent of this section and that the PRD contains a mix of residential, open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of this Bylaw otherwise applicable to the district(s) in which the PRD tract is located. If a special permit is granted the Board shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the PRD shall comply with the Subdivision Rules and Regulations of the Planning Board to the extent applicable, shall require sufficient security to insure such compliance and the completion of planned recreational facilities and site amenities, and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board and Natural Resources Commission or upon its own initiative. The Board shall give due consideration to the reports of the Planning Board and Natural Resources Commission and where the decision of the Board differs from the recommendations of the Planning Board or Natural Resources Commission, the reasons therefor shall be stated in writing.

Passed by a near unanimous and more than a two-thirds margin
September 13, 2020

A True Copy Attest:

Kaari Mai Tari
Town Clerk



Town of Concord

Office of the Town Clerk
22 Monument Square
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ANNUAL TOWN MEETING

April 27, 2020; postponed until September 13, 2020 due to COVID-19

Zoning Bylaw Amendment: Hammerhead Lot

ARTICLE 35.

WARRANT ARTICLE

To determine whether the Town will vote to amend the **Zoning Bylaw Section 6.3.2 Hammerhead lots and Section 6.3.2.2** to add the word **Planning** before the word **Board** so that the sentence reads as follows (*changes are shown in bold italics for emphasis only*):

6.3.2 *Hammerhead lots*: In the residential districts, the **Planning** Board by special permit may authorize hammerhead lots in accordance with the following:

6.3.2.2 A special permit shall be granted under this section only if the **Planning** Board shall find:

or take any other action relative thereto.

VOTE

Upon a **MOTION** made by Mr. Lawson and duly seconded, the following was **VOTED**:

That the Town take affirmative action on Article 35 as printed in the Warrant.

Passed by well more than a two-thirds vote under the Consent Calendar
September 13, 2020

A True Copy Attest:

Kaari Mai Tari
Town Clerk



Town of Concord

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ANNUAL TOWN MEETING

April 27, 2020; postponed until September 13, 2020 due to COVID-19

Zoning Bylaw Amendment: Relief from Parking Requirements

ARTICLE 36.

WARRANT ARTICLE

To determine whether the Town will vote to amend the **Zoning Bylaw Section 7.7.2.12 Relief from parking requirements** to add a new paragraph with criteria so that the Section reads as follows (*changes are shown in bold italics for emphasis only*):

7.7.2.12 Relief from parking requirements: The Board may, upon advice of the Planning Board, grant relief from the parking and loading requirements in Section 7.7.2 provided the Board finds that a literal application of such requirements would be unreasonable and that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw. The Board may require the applicant to submit a written report, prepared by a qualified parking consultant, defining and evaluating the nature and impact of the requested relief.

In addition to any other specific factors that may be set forth in this Bylaw, the determination shall include consideration of each of the following:

- (a) Documentation from parking studies and/or transportation industry publications that show the parking ratios required in the Zoning Bylaw for the proposed use is not aligned with current industry standards;*
- (b) How the proposed use is beneficial and/or contributes to the other nearby businesses, village center and neighborhood, as applicable;*
- (c) The distance and availability of on-street parking, public parking facilities and alternative transportation;*
- (d) The intensity of the use and the number of employees;*
- (e) Alternative provisions for off-site parking for employees, and;*
- (f) The availability of convenient bicycle parking.*

or take any other action relative thereto.

VOTE

Upon a **MOTION** made by Mr. Lawson and duly seconded, the following was **VOTED**:

That the Town take affirmative action on Article 36 as printed in the Warrant, with the inclusion of the words, "if applicable" at the end of item (a).

Passed by well more than a two-thirds vote under the Consent Calendar
September 13, 2020

A True Copy Attest:

Kaari Mai Tari
Town Clerk



Town of Concord

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ANNUAL TOWN MEETING

April 27, 2020; postponed until September 13, 2020 due to COVID-19

Zoning Bylaw Amendment: Fairs, Bazaars, Antique Shows, Suppers, and Dances

ARTICLE 38.

WARRANT ARTICLE

To determine whether the Town will vote to amend the **Zoning Bylaw Section 5.4.5 Fairs, bazaars, antique shows, suppers and dances** so that the Section reads as follows (*changes are shown in bold italics for emphasis only*):

5.4.5 Fairs, bazaars, antique shows, suppers and dances: In all districts, any building or premises owned or operated by an educational, ***philanthropic*** or religious organization or private lodge or club may be used for fairs, bazaars, antique shows, suppers, dances or similar events, provided that: no such event shall continue for more than three (3) days; such event shall take place entirely within a building; and police supervision of parking and traffic shall be provided during the event, unless the Concord Police Chief is of the opinion that such supervision is unnecessary. Events which do not conform to the provisions of this subsection may be authorized by the Board by special permit. Any such event held by the Town of Concord, in or on any building or premises owned or operated by the Town of Concord, shall not be subject to the restrictions of this Section or the requirement to obtain a special permit hereunder.

or take any other action relative thereto.

VOTE

Upon a **MOTION** made by Mr. Lawson and duly seconded, the following was **VOTED**:

That the Town take affirmative action on Article 38 as printed in the Warrant.

Passed by well more than a two-thirds vote under the Consent Calendar
September 13, 2020

A True Copy Attest:

Kaari Mai Tari
Town Clerk



Town of Concord

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ANNUAL TOWN MEETING

April 27, 2020; postponed until September 13, 2020 due to COVID-19

Zoning Bylaw Amendment: Prohibited Uses

ARTICLE 39.

WARRANT ARTICLE

To determine whether the Town will vote to amend the **Zoning Bylaw Section 4.7.1 Prohibited Uses** so that the Section reads as follows (*changes are shown in bold italics and strikeout for emphasis only*):

4.7.1 Prohibited uses: Salvage yard, junk yard, and all open-air storage of junk, waste products and salvage materials (including non-operable automobiles) are expressly prohibited in all zoning districts of the Town as are trailer ***without a valid registration, trailer used for habitation on the property,*** ~~and~~ mobile home, trailer camp, mobile home park, trailer and mobile home sales and service, billboard, outdoor movie theater, commercial dump, slaughterhouse, rendering plant, fertilizer plant, race track, commercial extraction of sand, gravel or minerals and all other uses which would be obnoxious, hazardous or injurious to the neighborhood or to property in the vicinity are expressly prohibited in all zoning districts in the Town as are all uses not specifically permitted by this Bylaw.

or take any other action relative thereto.

VOTE

Upon a **MOTION** made by Mr. Lawson and duly seconded, the following was **VOTED**:

That the Town take affirmative action on Article 39 as printed in the Warrant.

Passed by well more than a two-thirds vote under the Consent Calendar
September 13, 2020

A True Copy Attest:

Kaari Mai Tari
Town Clerk



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ANNUAL TOWN MEETING

April 27, 2020; postponed until September 13, 2020 due to COVID-19

Zoning Bylaw Amendment: On-Site Community Notice of PRD Application

ARTICLE 41.

WARRANT ARTICLE

To determine whether the Town will vote to amend the Zoning Bylaw Section 10.4 by adding an item

“10.4.1.5. Detail of a Sign to be installed at Property within five calendar days following submission of Application and to remain on site until approval or denial of a permit, which sign shall include the words ‘Planned Residential Development Special Permit Application Submitted’ in a manner legally visible from the nearest Public Right of Way”, or take any other action relative thereto.

VOTE

Upon a **MOTION** made by Ms. Gailus and duly seconded, the following was **VOTED**:

That the Town take affirmative action on Article 41 as printed in the Warrant, except that the word “legally” in the proposed Zoning Bylaw amendment should be replaced with the word “legibly” and that typographical errors may be corrected prior to submittal to the Attorney General’s Office.

Passed by a near unanimous vote
September 13, 2020

A True Copy Attest:

Kaari Mai Tari
Town Clerk