A joint meeting with the Selectmen and Advisory Committee was held to discuss the Annual Town Warrant Articles 21 through 25 with the Zoning Officer, Members of the Planning Board and Zoning Board of Appeals. The meeting was called to order by Chair Al Collings at 7:04 p.m.

**Article #21:** To see if the Town will vote to change the Town’s Zoning Bylaw - Section 1.52a to read “Any nonconforming use of a structure may be changed to another nonconforming use provided that the change use is not a substantially different use, and approval for the change is granted by Special Permit by the Zoning Board of Appeals. For the purpose of this section, a substantially different use is a use which by reason of its normal operation would cause readily observable differences in patronage, service, sight, noise, employment or similar characteristics from the existing nonconforming use or from any permitted use in the district under question”; or take any other action relative thereto. The Zoning Officer explained that they have had problems in the past to require this change namely the former Kathy’s Farm Stand and Freighthouse Road property. People try to extend their nonconforming use. This Bylaw will make it easier for him. Kevin Dorman said that at one time he had owned Kathy’s Farm Stand and the Town would not allow him to use it for any other use. The new owners have other items for sale other than Farm Stand items. The Zoning Officer said their lawyer had sent him paperwork that this was acceptable. Tom Schnare said he would like to see the paperwork that he received. Now even with the new By-law this property would be grandfathered.

**Article #22:** To see if the Town will vote to add a new Section 1.52.1 to the Town’s Zoning Bylaw – to read “ALERATION AND EXTENSION: Any nonconforming structure may be altered or extended and the conforming use extended throughout the altered or extended portions provided that any resultant alteration or extension shall not cause the structure to violate the applicable provisions of Section 3 and 4 of this bylaw relative to the district in which the structure is located,”; or take any action relative thereto. The Zoning Officer said that this would modify the existing one. He has a huge amount of minimal alterations requested of non-conforming and almost every request must go to the Zoning Board of Appeals. It would be up to the Zoning Officer to
interpret. Kevin Dorman stated that there would be three people on the Zoning Board of Appeals to interpret the bylaw as opposed to just one being the Zoning Officer.

ARTICLE #23: To see if the Town will vote to add a new Section 1.6 to the Town’s Zoning Bylaw – to read “ACCESSORY BUILDINGS 1.6.1. No accessory building or structure shall be located in the space extending for the full width of the lot between the front line of the nearest building wall and the front lot line unless otherwise provided for under Sec. 6.43 of this bylaw. No accessory building shall be located in any side or rear yard area narrowed to the lot line than 50% of the side or rear yard setback for the district in which the residence or lot is located, or nearer to another principal or accessory building than (20) feet,”; or take any other action thereto. Zoning Officer said the first sentence will be removed. The reason for this bylaw is that residents are frustrated because an accessory building may end up being in the middle of their backyard- wants to cut this in half. Some people could not put in a building in the backyard because of no land available.

ARTICLE #24: To see if the Town will vote to add a new Section 1.6.2 to the Town’s Zoning Bylaw – to read “1.6.2 SWIMMING POOLS: Swimming pools will be considered as an accessory use for the purpose of this bylaw and all dimensional requirements will come under this section,’”; or take any other action relative thereto. The Zoning Office said this bylaw was added for clarification that pools are an accessory use. A permit is needed for pools that are 4 (four) feet deep.

ARTICLE: #25: To see if the Town will vote to add the following language to Section 5.4 to the Town’s Zoning Bylaw – “The keeping of a trailer on any lot within the Town for use as a dwelling is prohibited, except during the construction or reconstruction of a residence on the property and then with a time limit of one (1) year and must be in compliance with Massachusetts Health Codes by being connected to water, sewer and electricity. The time may be extended for one (1) year periods under conditions by Special Permit, Section 6.44,’”; or take any other action relative thereto. The Advisory Committee recommended taking out the work construction. The Zoning Officer said he could live with this request. He stated the reason for this bylaw was clarification and stating a period of time of one year.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Christine M. Long. Secretary