

Section I.E. Definitions

1. Terms Defined

For the purpose of this By-Law, the following terms shall have the meanings given in the following clauses, unless a contrary intention clearly appears:

Accessory Drive-thru: A Drive-thru Facility associated with a Fast Food Establishment, financial establishment, or pharmacy that provides or dispenses products or services by an attendant or an automated machine to persons remaining in vehicles that are in designated stacking lanes accessory to the principle use.

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Indoor+ Recreational Facilities: Indoor recreational facilities such as swimming pool, tennis court, skating rink, or children's camp or center.

Limited Manufacturing: ~~Limited to assembly of materials only, and which does not require any processing of new materials, provided that the use is found to be compatible with the intent of the Central Business District and with the uses allowed therein; provided that the use will not detract from an active streetscape at the pedestrian level; and provided that the use will be limited to the upper floors or basement level of a building on primary downtown streets (Concord St., Union Ave., Waverly St., Irving St. and Hollis St.), except where the use is ancillary to a retail or personal service use in a storefront location.~~

Comment [ALL1]: Delete Limited Manufacturing definition – Use deleted during the Fall Special Town Meeting of 2015

Master Plan (Master Land Use Plan): Under the M.G.L. c. 40A, Section 81D the Planning Board shall make a master plan of the Town. The Planning Board may further create a neighborhood master plan for parts of the Town as advisable. Such master plan shall be a statement, through text, maps, illustrations, and/or other forms of communication that are designated to provide a basis for decision making regarding the long-term physical development of the Town. The master plan shall be internally consistent in its policies, forecasts and standards, and shall include: Goals and Policy statements, a Land Use Plan element, a Housing element, an Economic Development element, a Natural and Cultural Resources element, an Open Space and Recreation element, a Services and Facilities element, a Circulation element, and an Implementation Program element. Such master plan shall create, and may be added to or changed from time to time, by a majority vote of the Planning Board and shall be public record.

Personal Health and Exercise Facility, or Health Club: An establishment, providing space or facilities for physical exercise, fitness and health for private members or guest of the private members.

Vehicle Storage Yard: Open or enclosed storage of motor vehicles, excluding outdoor storage of junk or inoperative motor vehicles. ~~The use shall be subject to special regulations Section IV-D, herein.~~

Comment [ALL2]: Vehicle Storage Yards was put on the Prohibited Use List, Section II.C at the Fall Special Town Meeting of 2015

SECTION III. CENTRAL BUSINESS DISTRICT

4. Central Business Parking Regulations

a. Off-Street Parking Requirements

2) Commercial Parking Requirements

- i. Ground floor commercial uses within the CB district are exempt from commercial parking requirements with the following exceptions:

- a) Restaurants and Brew Pubs over 5,000 square feet shall provide parking at a maximum of 3 off-street spaces per 1,000 gross square feet.
 - b) Non-medical office uses shall comply with Section ~~IV~~V.b.1.a. Table of Off-Street Parking Regulations
6. All Projects within the Central Business Zoning District shall comply with Section II.~~I~~J. Central Business (CB) Zoning District Design Standards. However, the Planning Board may waive the requirements for Section II.~~I~~J. Central Business (CB) Zoning District by a four-fifth vote where such waivers will allow for better design and/or improved protection of historic resources.

~~7. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved or endorsed by the Planning Board without the written approval of the Planning Board. Any request for a material modification of an approval shall be made in writing to the Planning Board for review and approval by the Planning Board or the Planning Board's Administrator and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.~~

SECTION VI.E. SPECIAL PERMIT

2. Procedure for Special Permit

e. Change, Extension or Modification of a Special Permit

Any change, extension, ~~material corrections, additions, substitutions, alterations, or~~ modification of a special permit ~~that is not deemed a minor field change by the SPGA or its designee~~ shall require a ~~concurring super majority vote by the SPGA of all three members of a three member board and four of the five members of a five member board~~ at a public meeting in accordance with M.G.L. c. 40A, Section 11.

SECTION VI.F. SITE PLAN REVIEW

10. Change, Extension or Modification of a Site Plan Review Permit

Any change, extension, material corrections, additions, substitutions, alterations, or modification to a site plan review permit that is not deemed a minor field change by the Planning Board or its designee shall require a majority vote at a public meeting in accordance with M.G.L. c. 40A, Section 11.