



ZONING BY-LAWS

Ashby, Massachusetts

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May 1, 1999

May 6, 2000

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May 5, 2001

November 17, 2001

May 4, 2002

May 3, 2003

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May 7, 2005

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ZONING BY-LAWS
TOWN OF ASHBY, MASSACHUSETTS

SECTION 1: PURPOSE

To promote the health, safety, convenience, and general welfare of its inhabitants, to protect the community, and to promote sound growth.

SECTION 2: DISTRICTS

2.1 The Town of Ashby is hereby divided into the following four classes of districts, as follows:

- 2.1.1 Residential--R
- 2.1.2 Residential/Commercial--R/C
- 2.1.3 Residential/Agricultural--R/A
- 2.1.4 Industrial--I

2.2 The boundaries of each district are hereby established as shown on the zoning map entitled, "Zoning Map, Town of Ashby, Massachusetts, Ashby Planning Board". Said map is hereinafter referred to as the Zoning Map.

2.3 Use Regulations Within Districts

2.3.1 Basic Requirements: No building, structure, or land shall be used for any purpose or in any manner other than as permitted and set forth in this by-law. Uses permitted as a matter of right and uses allowed by the Board of Appeals shall be in conformity with all dimensional requirement, and any other pertinent requirement of this by-law. Uses not mentioned are prohibited.

2.3.2 PRINCIPAL USE, ACCESSORY USE

A principal use is a main or primary use of a lot or structure. More than one principal use may be allowed on a lot, except where such use is a dwelling and provided that each principal use is permitted and the sum of such principal uses complies with the other requirements of this By-Law.

An accessory use is one that constitutes only an incidental or insubstantial part of the total activity that takes place on a lot and is commonly associated with and integrally related to the principal use.

Even though a use may be a principal use in another situation, it may be conducted as an accessory use in conjunction with another principal use provided it is insubstantial, incidental, commonly associated with and integrally related to that principal use.

SECTION 3: DEFINITIONS

In this by-law certain terms are defined as followed:

- 1) ANTIQUE/GIFT SHOP. A small specialty retail shop.
- 2) ACCESSORY APARTMENT. A dwelling unit constructed within or on an existing house. It is a unit containing a bathroom, kitchen, and living/bedroom space
- 3) ACCESSORY BUILDING. An unattached subordinate building, the use of which is incidental to that of a principal building.

- 4) ACCESSORY USE. The use of a building or premises for a purpose customarily incidental to the main or principal use permitted in the district.
- 5) BANK. A place of business for keeping, lending, exchanging money and engaging in ancillary and related activities.
- 6) BED AND BREAKFAST. A private owner-occupied house where six or fewer rooms are let to transient guests and one meal, served before noon, is included in the rent and all accommodations are reserved in advance
- 7) BUILDING. Any roofed structure designed for the housing or enclosing of persons, animals, or personal property.
- 8) BUILDING LINE. The nearest point of the building housing the principle use of a lot to the street.
- 9) CAMOUFLAGED. A public wireless communications facility that is disguised, hidden or placed within an existing structure is considered camouflaged.
- 10) CAMP. Any land or buildings used primarily for recreational or recuperative purposes by organizations or groups of people whether or not conducted for profit.
- 11) CAMPGROUND. The area or place operated commercially and used for a camp, for camping, or for a camp meeting.
- 12) CELLAR HOLE FOUNDATION. A subsurface structure of a building, basement.
- 13) CEMETERY. A place or area of land, set apart for the burial of the dead, operated, managed, and controlled under the provisions of General Laws, Tercentenary edition, chapter one hundred fourteen, or a burial place under the care and supervision of the town or other public authority.
- 14) CLUB. An organization catering exclusively to members and their guests, or premises and buildings for recreational or athletic purposes which are not conducted primarily for gain.
- 15) COMMON DRIVEWAY A private vehicular access from a road to two lots.
- 16) DOG OR CAT KENNEL. A place where two or more dogs or cats are kept for business purposes.
- 17) DRIVEWAY A private vehicular access from a road to no more than one lot.
- 18) DWELLING, ONE FAMILY. A detached building on a lot designed for and intended for occupancy by a single family whether or not for year-round or seasonal purposes, with access through the lot.
- 19) ELECTRIC SIGN. Any sign illuminated or otherwise powered by electricity, except those which are illuminated by floodlights.
- 20) FAMILY. Any number of individuals living together as a single, non-profit housekeeping unit, as distinguished from a group of individuals occupying a boarding house, lodging house, club, fraternity, or sorority.
- 21) FARM. A tract of land in separate ownership devoted primarily to agricultural use.
- 22) FLOOD-PRONE ZONE. Any potential flood risk area as presented in the map survey by the US Army Corps of Engineers dated April 29, 1977, and titled, "Flood Hazard Boundary Map" for Ashby, Massachusetts.

23) FRONTAGE. Frontage is the distance along the boundary of a lot and street. Frontage is continuous and along one street.

24) GARAGE. A building, available to the public, operated for gain, which is used for maintenance, repair, or storage of motor vehicles.

25) GASOLINE OR SERVICE STATION. Any area of land, including the structure thereon, that is used for the sale of gasoline or any other motor vehicle fuel and oil and other lubricating substances, including any sale of motor vehicle accessories, and which may or may not include facilities for lubricating, washing, maintenance, repair or storage of automobiles.

26) GOLF COURSE. An established acreage of land set aside for the game of golf.

27) GREEN HOUSE. An establishment whose purpose is to grow plants for retail use.

28) HOME OCCUPATION. Any use customarily conducted for profit by the inhabitants of a dwelling, provided such use is clearly incidental and secondary to the use of the building for dwelling purposes and does not change the residential character thereof.

29) HOTEL. A building containing rooms intended or designed to be used, or which are used, rented, or hired out to be occupied or which are occupied for sleeping purposes for transient guests, and where only a general kitchen and dining room are provided within the building or in an accessory building.

30) JUNK. Articles such as old iron, brass, copper, tin, lead, or other base metals, cordage, old bags, rags, waste paper, paper clippings, scraps, clips, rubber, glass, empty bottles, empty cans and all other articles discarded and no longer used as a manufactured article composed of any one or more of the materials mentioned, but which may be converted into some other product by means of some manufacturing process.

31) LIBRARY. A building or a room or rooms in a building where books or other material may be studied, read, borrowed, or rented.

32) LODGING HOUSE. A residence where lodgings are let to five or more persons not within the second of kindred to the person conducting the house, and which does not contain a public dining room or cooking facilities in any rented sleeping room.

33) LOT. A parcel of land which is or may be occupied by a principal building and its accessory buildings, which is in conformity with the dimensional and area requirements applicable to the zone in which said lot is located.

34) (deleted)

35) (deleted).

36) MOBILE HOME. A dwelling unit manufactured elsewhere, equipped with wheels or having fittings for wheels and delivered to a legal lot as a single unit or in completed modules for on site assembly, and fastened to a concrete block, poured concrete slab or similar foundation.

37) MONOPOLE. A single self supporting pole that's diameter at no point exceeds one thirtieth (1/30) of its height and that does not require above ground bracing or guy wires for support.

38) MOTEL. A building or group of buildings, detached or in connected units, designed primarily as individual sleeping units for transient guests and providing for accessory off-street parking facilities.

39) NONCONFORMING USE. Use of a building or land, existing at the time of enactment or subsequent amendment of this by-law, which does not conform to the regulations of the district in which it is situated.

40) ORCHARD. A commercial area of fruit trees.

41) PERSONAL WIRELESS SERVICES. Commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services.

42) PERSONAL WIRELESS SERVICE FACILITY. Facility for the provision of personal wireless services, as defined by the Telecommunications Act.

43) RIGHT OF WAY OF STREET. When a strip of land within which is located
a) a public way or a way which the Town Clerk certifies is maintained and used as a public way, or
b) a way is shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control law, Massachusetts General Laws, Chapter 41, Section 81K to GG inclusive.

44) SETBACK. The minimum required unoccupied space or area between the streetline on which the building is numbered or would be numbered, and the part of the building nearest such street line, such unoccupied space or area extending the entire width or distance across the lot.

45) SIGN. Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge, or insignia of any government or government agency, or of any civic, charitable, religious, fraternal, or similar organization.

46) STABLE (RIDING). A building or group of buildings where one or more horses or ponies are kept for sale, rent, hire, or instruction.

47) STREET. (Road, Way). A public way accepted by the Town and certified as such by the Town Clerk or a way shown on a subdivision plan approved in accordance with the Subdivision Control Law or a way in existence when the subdivision control became effective in the Town of Ashby having, in the opinion of the Planning Board, suitable width, suitable grade and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the abutting land thereon or served by and for the installation of municipal services to serve the land and buildings erected or to be erected thereon.

48) STREET CENTER. Center line of street.

49) STREET LINE. Edge of right-of-way of roadway or street.

50) STRUCTURE. Anything constructed or erected which requires location on the ground or attachment to something having location on the ground, including signs and billboards, but not including fences or walls used as fences.

51) TRAVEL TRAILER. Any unit used for living or sleeping purposes and which is equipped with permanently attached wheels or similar devices used for purposes of transporting said unit from place to place.

52) TREE NURSERY. A commercial establishment where trees are grown for retail purposes.

53) TRUCK GARDEN. A commercial vegetable farm.

54) USE. The purpose for which a building or tract of land is designed, arranged or intended, or for which a building or tract of land is or may be arranged.

55) VARIANCE. An exception allowed by the Board of Appeals in the case of an individual property owner where strict enforcement of this by-law would create a hardship or would not be in the best interests of the Town.

56) WOODLOT. An area of trees grown for commercial value.

SECTION 4: GENERAL PROVISIONS

4.1 The following shall be permitted uses in all zoned districts as are shown on the Map of Proposed Zoning (Revised June 1978):

4.1.1 Agriculture on land parcels greater than five (5) acres.

4.1.2 Municipal, Educational, Religious, or non-profit institutional uses.

4.2 Dimensional Requirements

4.2.1 Heights: Buildings shall not exceed forty (40) feet (12.18 meters) in height. This provision shall not apply to significant traditional accessory appurtenances such as steeples and bell towers.

4.2.2 Setback: Buildings shall have a setback of at least seventy-five (75) feet (22.85 meters) from the center of the street.

4.2.3 Building Area: Building area shall not exceed thirty-five percent (35%) of the lot area.

4.2.4 (Deleted)

4.2.5 Landscaping: The front setback and side yard areas of any building shall be provided with grass lawns, shrubbery or other landscaping.

4.2.6 Every building lot shall contain an area of at least 60% of the minimum required lot area in the district that is not wetlands as defined in CMR 33.

4.2.7 Not less than one hundred and ten (110) feet between the lot lines shall be maintained to the building line as measured perpendicular to the lot lines. This section shall not apply to reduced frontage lots in section 7.2.10.

4.3 Driveways

4.3.1 Any driveway or common driveway, shall be constructed only after obtaining approval for such construction and connection with the abutting public way, or other right of way, from the Planning Board, or its agent. Such connection shall provide for adequate drainage, both for the new connection and the existing right-of-way. All such new connections must be approved by the Ashby Highway Department Superintendent or his agent or in the case of the State or Federal right-of-ways, the appropriate official of said Agency. In order to provide for the safety, convenience and welfare of the inhabitants, driveways with a proposed grade of more than 12% must obtain a special permit from the Planning Board prior to construction. A special permit may be granted by the Planning Board if the applicant demonstrates to the satisfaction of the Board that no alternative route is practical, that potential for erosion is minimized, and that emergency vehicles have practical access to the site. No driveway or connection may be constructed in any manner that would hinder access by emergency vehicles.

4.3.2 No more than two lots served by any one common driveway.

4.3.3 No common driveway shall exceed 800 feet in length, and shall have sufficient provision for vehicle turn around.

4.4 Parking: All off street parking shall conform to the following design and schedule of parking uses.

4.4.1 Design of Off-Street Parking and Loading Spaces:

All off street parking spaces, open or enclosed, shall consist of 200 square feet of appropriate dimensions, exclusive of drives or aisles. All required parking spaces shall be at least 15 feet from street lines, and shall be maintained to permit their use at all times. All required parking spaces shall be on the same lot as the use served thereby, except that unenclosed spaces may be within 200 feet of the lot.

Common parking areas may be permitted for the purpose of serving uses on separate lots provided that:

- 1) the combined amount of parking is not less than the sum of the requirement for each use separately,
- 2) it is evident that such common facility will remain available for the several buildings or uses,
- 3) that the several buildings or uses are so closely related, that it is unlikely that any one or more of the uses will change in kind or extent so as to substantially increase the parking requirement of the common area,
- 4) if any use does not abut the common parking area, such use shall not be located at a distance greater than 500 feet from the common parking area.

4.4.1.1 Required off-street parking and loading spaces shall not hereafter be reduced.

4.4.1.2 Required off-street parking and loading spaces shall have adequate access to the street. Street accesses shall not be located closer than 200 feet apart, and shall be provided with separate entrance and exit lanes.

4.4.1.3 All off-street parking and loading areas shall be paved according to specifications prepared by the Planning Board and contained in the Planning Board Rules and Regulations, except that a stand for the sale of farm products may have a gravel surface parking area.

4.4.1.4 All required parking and loading areas used after sundown shall be lighted during use with the lighting arranged so as not to shine on abutting properties or streets, nor in any way creating a hazard or nuisance.

4.4.2 Schedule of Parking Uses and Spaces Required

Accessory Apartment One space per bedroom

Hotel, Inn or Motel One space for each bedroom plus one space for each employee on the largest shift.

Educational One space for each staff position plus one space for each five persons of rated capacity of the largest auditorium plus one space for each student vehicle which can be expected at any one time based on average daily attendance on the premises.

Nursing Home One space for each two beds plus one space for each employee on the largest shift.

Retail Store, General and Personal Services One space for each 180 square feet of net floor area.

Professional Office, Bank One space for each 200 square feet of net floor area.

Restaurant, Religious, Club or Other Place of Assembly One space for each three seats plus one space for each employee on the largest shift.

Motor Vehicle Service Station or Repair or Body Shop Three spaces for each service bay plus one space for each employee on the largest shift.

Industrial One space for each 2,000 square feet of net floor area for the first 20,000 square feet plus one space for each additional 10,000 square feet of net floor area plus one space for each employee on the largest shift.

4.5 Site Plan Special Permits: A site Plan Special Permit granted by the Planning Board in accordance with the standards set forth in Sections 11.3 and 11.5 of this by-law shall be required for the following uses:

4.5.1 The initial development of land in the Industrial District.

4.5.2 The initial development of land for commercial uses in the residential/Commercial district and Residential/Agricultural district.

4.5.3 The expansion of any building used for commercial or industrial uses by more than 1000 square feet of gross floor area.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

4.6 FLOODPLAIN DISTRICT BOUNDARIES AND REGULATIONS

4.6.1 Flood District. The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Ashby designated as Zone A on the Middlesex County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Ashby are panel numbers 25017C0010E, 25017C0030E, 25017C0035E, 25017C0040E, 25017C0042E and 25017C0045E effective June 4, 2010. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report effective June 4, 2010. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board and Building Inspector.

4.6.1.1 Floodway Data. In Zone A, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the occurrence of the base flood discharge.

4.6.1.2 Base Flood Elevation Data. Base flood elevation data is required for subdivision proposals or other developments greater than 5 lots or 5 acres, whichever is lesser, within Zone A.

4.6.2 Development Regulations. All development in the District including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the following; Section(s) of the Massachusetts State Building Code which address floodplain areas; Wetland Protection Regulations, Department of Environmental Protection; Inland Wetlands Restriction, Department of Environmental Protection; Regulations of the Ashby Board of Health and the Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, Department of Environmental Protection; Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of the these state regulations.

4.6.2.1 The Planning Board shall review all subdivision proposals to assure that such proposals minimize flood damage and all public utilities and facilities are located and constructed to minimize or eliminate flood damage and adequate drainage is provided to reduce exposure to flood hazards.

4.6.3 Notification of Watercourse Alteration. The following must be notified in writing at least 30 days prior the alteration of any riverine situation;

The Selectmen or City Council of all abutting communities.

The National Flood Insurance State Coordinator, Massachusetts Office of Water Resources,
The National Flood Insurance Program Specialist, Federal Emergency Management
Administration, Region I.

4.7 Personal Wireless Communications Facility

4.7.1 Purpose;

The purpose of this bylaw is to minimize the impact of personal wireless communication facilities on adjacent properties and residential neighborhoods, to promote the health, safety and general welfare of the community, to conserve the value of lands and buildings, to encourage the more appropriate use of the land, to ensure that personal wireless communications facilities are sited, designed and screened in a manner that is sensitive to the surrounding neighborhood, to minimize the number and height of such facilities to only what is essential and to promote the use of shared facilities.

4.7.2 Requirements

4.7.2.1. No Personal Wireless Communications Facility shall be erected or installed except in compliance with this section. In all cases a Special Permit is required from the Zoning Board of Appeals. Any proposed extension in the height, addition of cells, antenna, panels, transmitters or construction of a new or replacement facility shall be subject to a new application for a Special Permit. Private commercial wireless communications facilities are not permitted under this section.

4.7.2.2. Structures

4.7.2.2.1 If feasible, personal wireless service facilities shall be located on existing structures, including but not limited to buildings, existing telecommunications facilities, utility poles and towers, and related facilities, provided that such installation preserves the character and integrity of those structures. In particular, applicants are urged to consider use of existing telephone and electric utility structures as sites for one or more personal wireless service facilities. If located on a utility structure within the utility or public right of way no setbacks shall apply. The facility shall not increase the height of the structure by more than ten feet. If located on an existing building, the setback and height provisions of the zoning district shall apply however the personal wireless communication facility shall not project more than ten feet above the roof line of the building. In the case of pre-existing non-conforming buildings, personal wireless service facilities and their equipment shelters shall not increase any non-conformities. No personal wireless facilities shall locate on the exterior of any structure in the historic district. The applicant shall have the burden of proving that there are no feasible existing structures upon which to locate.

4.7.2.2.2 If the applicant demonstrates that it is not feasible to locate on an existing structure, personal wireless service facilities shall be located on a free-standing monopole as specified in section 4.7.4. All free standing monopole sites must meet the dimensional requirements of the district in which they are located or this section, whichever is greater. Lattice style

towers and similar types of construction with or without guy wires are not allowed.

4.7.2.3. Where ever possible wireless communication facilities shall be satisfactorily screened from abutters.

4.7.2.4. If required by the Board of Appeals, annual certification demonstrating continued compliance with the standards of the Federal Communications Commission, Federal Aviation Administration and the American National Standards Institute and required maintenance shall be filed with the Building Inspector by the Special Permit holder. Structures shall be removed within one year of cessation of use. Prior to receiving a permit, the applicant shall obtain a bond, either in cash or issued by a surety authorized to do business in Massachusetts, in the form approved by Town Counsel and an amount approved by the Board of Appeals to ensure that the facility and any other structure, buildings or improvements to be erected by the applicant are properly maintained and timely removed.

An initial cash bond, in a reasonable amount determined and approved by the Board of Appeals, shall be enforced to cover removal of the facility. Failure to meet the standards of this section or to post satisfactory bond shall be grounds for denial or revocation of the Special Permit.

4.7.2.5 Any new free standing personal wireless service facility shall provide at least one carrier of personal wireless services.

4.7.3 Application Process

All applications for a Personal Wireless Communications Facility shall be made and filed on an applicable form in compliance with the Board of Appeal's instructions on file with the Town Clerk. The application shall be accompanied by the following:

4.7.3.1. A locus plan of suitable scale showing the exact location of the proposed facility, all property lines, streets, landscape features, topography and buildings within one thousand (1,000) feet of the proposed facility. Said plan shall be prepared by one or more registered professional engineers.

4.7.3.2. A rendition of the proposed Personal Wireless Communications Facility including but not limited to the monopole, other structures, fences and the like.

4.7.3.3. The following prepared by one or more professional engineers:

- a. A description of the Personal Wireless Communications Facility and the technical, economic and other reasons for the proposed location as well as a description of all other feasible sites within the reception/transmitting area of the proposed facility.
- b. Confirmation that the Personal Wireless Communications Facility complies with all applicable federal and state standards.
- c. A description of the capacity of the Personal Wireless Communications Facility including, but not limited to, the number and type of panels, antenna and/or transmitter receivers that it can accommodate and the basis for these calculations.
- d. Eight, (8) view lines in a one (1) mile radius from the proposed site beginning at true north and continuing at forty-five (45) degree intervals around the compass.
- e. Proof of authorization to place such facilities on the location proposed, such as deed, lease, license or binding preliminary approval, such as letter of intent.
- f. Nothing contained in this bylaw shall preclude the Board of Appeals from requesting additional information related to the subject of the application, which information shall be provided by the applicant.

4.7.3.4. Applicable review and advertising fees and such fees as the Board of Appeals may

require for independent engineering review and any associated legal reviews.

4.7.4 Design Requirements

The following requirements shall be used when preparing plans for the siting and construction of all personal wireless communications facilities.

4.7.4.1. All monopoles shall be constructed at the minimum height necessary to accommodate the anticipated use. Set back of the monopole from the lot property lines shall be at least equal to the height of the monopole. No monopole or attached antenna shall exceed 120 feet in height as measured from the base of the monopole. No monopole shall be located within five hundred (500) feet of a residential structure.

4.7.4.2. All personal wireless communications facilities shall be sited in such a manner that the view of the facility from abutters and other areas of Town shall be as limited as possible. All monopoles and attached panels, antenna and transmitters shall be camouflaged and shall be painted so as to blend in with the landscape and sky.

4.7.4.3. To the extent feasible, all service providers shall co-locate on a single facility. The applicant shall have the burden of proving that there are no feasible existing facilities upon which to locate. Personal wireless communications facilities shall be designed to accommodate the maximum number of users possible under state of the art. The intent of this requirement is to reduce the number of facilities which may be located within the town to serve public interest.

4.7.4.4. Applicants proposing a Personal Wireless Communications Facility in a residential or residential agricultural district shall prove to the satisfaction of the Board of Appeals that the visual, economic and aesthetic impacts of the facility on residential properties in the area are minimal and that the facility must be located at the proposed site due to technical, topographic or other unique circumstances.

4.7.4.5. Fencing to control access to the facility shall be compatible with the character of the area in which the facility is located. In no case shall razor wire or barbed wire be allowed.

4.7.4.6. There shall be no signs, except for (1) announcement signs, (2) no trespassing signs and (3) a required sign giving the telephone number where the owner may be reached on a twenty four hour basis. The aggregate size of the signage shall not exceed three (3) square feet.

4.7.4.7. Night lighting shall be limited to that required by the Federal Aviation Administration or that needed for emergencies.

4.7.4.8. There shall be one parking space for the facility to be used in connection with maintenance of the site.

4.7.4.9. Outdoor storage of vehicles or equipment is prohibited.

4.7.5 Special Permit (Review)

4.7.5.1 Procedures for considering special permits shall be governed by section 11.3 of this bylaw.

4.7.5.2. Applications for Special Permits may be approved with conditions if the applicant has fulfilled and addressed the requirements of these regulations to the satisfaction of the Board of Appeals. Applications for Special Permits may be denied if the applicant does not fulfill and address the requirements of the regulations to the satisfaction of the Board of Appeals.

Conditions shall be reasonably appropriate to safeguard the neighborhood and otherwise be consistent with the purposes of this bylaw. Including but not limited to, screening, buffer zones, lighting, fencing, the exterior appearance of the structure(s), limitation upon size, method of access, egress or other traffic features, parking, removal or cessation of use. Such conditions shall be imposed in writing and the applicant may be required to obtain bond or other surety to insure compliance with said conditions in a form approved by Town Counsel and in an amount approved by the Board of Appeals.

4.7.5.3. When considering an application for a Personal Wireless Communications Facility the Board of Appeals shall place great emphasis on the proximity of the facility to residential structures, neighborhoods and streets and its impact on same.

4.7.5.4. New facilities shall only be approved or approved with conditions after a finding that previously approved facilities can not accommodate the proposed use.

4.8 Rate of Development

4.8.1 Purpose. The purpose of this Article is to ensure that growth occurs in an orderly and planned manner that allows the Town time to maintain high quality municipal infrastructure and public services, allows the Town to protect and promote public health, safety and welfare, and to plan to maintain the character of the town, while allowing a reasonable amount of additional residential growth and allowing the Town the ability to finance government activities under the financial limitations of Proposition 2 ½. Conditions are made to encourage residential growth which addresses the housing needs of specified population groups and/or which have a low impact on public services, thus reducing the ultimate impacts of residential development on the Town.

4.8.2 Definitions. For the purpose of this section the following shall mean:

- 1) Affordable Housing. Dwelling units available at a cost of no more than 30% of gross household income to households at or below 80% of the area median income as reported by the U.S. Department of Housing and Urban Development (HUD).
- 2) Applicant. Individuals, partnerships, corporations, trusts and other legal entities in which the applicant of record holds a legal or beneficial ownership of greater than one (1) percent. The intent of the Bylaw is that related individuals, corporations, partnerships, trusts or other legal entities will be treated as one Applicant under the bylaw. The Planning Board will determine, based on evidence presented, whether permit applications from more than one party have been submitted by a single Applicant.
- 3) Year. The period beginning January 1 of any given year and ending December 31 of the following year.
- 4) Residential Dwelling Unit. Living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, whether in a complete, individual unit or a unit sharing common facilities.

4.8.3 Applicability. The rate of development bylaw shall apply to the issuance of all building permits for construction of new dwelling units. This bylaw shall become effective immediately upon its passage by Town Meeting. This bylaw shall be effective for five (5) years from that date, and may be extended by vote at Town Meeting without lapse of its provisions. Prior to that time, the Planning Board shall report to Town Meeting the effectiveness of the rate of development limitations and the need, if any, to continue and/or amend said limitation.

4.8.4 General. Building permits shall not be issued authorizing construction of more than twenty (20) new dwelling units in any year. The number of permits shall be prorated for any portion of a year following the adoption of this bylaw with fractional permits being rounded to the nearest whole number.

4.8.4.1 Exceptions: The following shall be exempt from the limit of twenty new dwelling units in any year as provided in section 4.8.4.

- a. The creation of dwelling units under any program or statute intended to assist the construction of low or moderate income housing or affordable housing, as defined in the applicable statute or regulation, including Town Bylaws.
- b. The creation of dwelling units in nursing homes and congregate care facilities.
- c. Any lot in existence at the time of the adoption of this bylaw will receive a one-time exemption from this bylaw for a period of two years from the date of the adoption of this bylaw.

4.8.5 Schedule. The Building Inspector shall issue building permits in accordance with the following:

4.8.5.1 Applications for building permits shall be dated and time-stamped upon receipt by the Building Department. Permits shall be issued on a first-in-time basis subject to the restrictions set forth in Sections 4.8.5.2, 4.8.5.3, and 4.8.5.4.

4.8.5.2 Within any calendar month, no more than twenty-five percent (25%) of the number of building permits allowed during the calendar year for new dwelling units may be issued. Unused permit allotments are to be carried forward for issuance in the subsequent month until the total permits authorized by Section 4.8.4, above, have been issued. No unused building permits shall be carried forward from one calendar year to the next.

4.8.5.3 No more than twenty-five percent (25%) of the building permits authorized by Section 4.8.4 for new dwelling units shall be issued to any one applicant or set of applicants involving one or more of the same principals within a single calendar year.

4.8.5.4 In one year, there shall be no more than a total of three (3) building permits issued for any parcel or contiguous parcels of land that was or were owned by one party as of the effective date of this section.

4.8.5.5 Limitation. There shall be no more than a total of three (3) building permits issued in any one subdivision in any year for new dwelling units, regardless of the applicant(s). In one year, there shall be no more than a total of three (3) building permits issued for any parcel or contiguous parcels of land that was or were owned by one party as of May 1, 2004. No more than six building permits shall be issued in any one calendar month.

4.8.6 Zoning Change Protection. The protection against zoning changes as granted by Section 6 of Massachusetts General Laws Chapter 40A shall, in the case of a development whose completion has been constrained by this Bylaw, be extended to the minimum time for completion allowed under this Bylaw.

4.9 Open Space Residential Development

4.9.1. Purpose. The purposes of this open space residential development (OSRD) bylaw are to provide for the public interest by the preservation of open space and natural landscape features in perpetuity, ensure that residential development respect the natural features of the land to the

maximum extent possible, encourage a more compact and efficient form of development that consumes less open land and conforms to existing topography and natural features better than a conventional grid-style subdivision, facilitate the goals of the Ashby Community Development Plan, encourage innovative land-use and site design techniques such as low impact development (LID), greenway connections, vernacular architecture and contextual response and promote housing patterns that are designed to be sensitive to and accommodate a site's physical characteristics. Such features include wetlands and water bodies, topography, vegetation, wildlife habitats, scenic views and vistas, the integrity of ancient ways, historic sites, and the remaining rural character of the community which is exemplified by its farmlands, open fields and orchards.

4.9.2. Applicability. The Open Space Residential Development bylaw shall apply as follows:

4.9.2.1. Applicability. Open Space Residential developments shall be allowed by special permit within the Residential, Residential/Agricultural, and Residential/Commercial Districts.

4.9.2.2. For the subdivision of any parcel or contiguous parcels equal to or greater than ten (10) acres under M.G.L. C.41, sections 81K to 81GG, an application must be made to the Planning Board for a special permit for an Open Space Residential Development. For the division of any other parcel or contiguous parcels an application may be made to the Planning Board for a special permit.

4.9.2.3. For any residential development defined as any division of land proposed under Approval not Required (ANR) control, M.G.L. C.41, section 81P, an application for a special permit for an Open Space Residential Development may be made at the applicant's option.

4.9.2.4. The application for a special permit for an Open Space Residential Development shall be reviewed and acted upon by the Planning Board as the Special Permit Granting Authority in accordance with the requirements of G.L. c. 40A, sections 9 and 11.

4.9.3. Procedure. In a Residential District the division of land shall be completed as follows:

4.9.3.1. Applicants seeking a special permit for an OSRD should request a pre-application conference or conferences with the Planning Board, and other boards as appropriate, to review the scope of the project and the site for which it is proposed.

4.9.3.2. For any application for an Open Space Residential Development, the applicant shall prepare two sets of concept plans, as described in the Town of Ashby Planning Board Rules and Regulations for Special Permits, for the parcel of land to be subdivided. One plan shall describe a conventional subdivision while the second shall describe an Open Space Residential Development.

4.9.3.3. The total number of lots shown on the Open Space Residential Development plan shall not exceed the number of lots which could reasonably be expected to be developed under a conventional plan without zoning variances or waivers and in full conformance with zoning, subdivision regulations, the Wetlands Protection Act and Board of Health Regulations. The Planning Board shall use the concept plan described in section 4.9.3.2. as guidance in determining the permissible number of OSRD lots. The number of lots will be specified in the special permit and reflected in the definitive subdivision plan that follows the granting of the special permit.

4.9.3.4. The Planning Board may grant a special permit for an Open Space Residential Development if the Board determines that the Open Space Residential Development plan is superior to the conventional plan in preserving open space for conservation, agriculture or recreation, stormwater management, utilizing the natural features of the land, and allowing more efficient provision of public services, and that the Open Space Residential Development plan is thereby more beneficial to the Town than the conventional plan.

4.9.3.5. A special permit for an OSRD shall remain effective for a period of two (2) years from the date of approval. At its discretion, the Planning Board may grant extensions for good cause shown.

4.9.4. Requirements. In a Residential District a special permit for an Open Space Residential Development shall conform to the following requirements:

4.9.4.1. In issuing a special permit for an Open Space Residential Development, the Planning Board may waive some or all of the area and dimensional requirements of the zoning district in which the Open Space Residential Development is to be located, if the Board finds that the waivers will result in better design and improved protection of natural, cultural, and scenic resources, provided that all the lots within the Open Space Residential Development are at least forty thousand (40,000) square feet in area.

4.9.4.2. A Buffer Area of twenty-five (25) feet shall be provided along the perimeter of the property being subdivided where it abuts residentially zoned or occupied properties, except for driveways necessary for access and egress to and from the site. No vegetation in this buffer area will be disturbed, destroyed or removed, except for normal maintenance. The area within the perimeter buffer area does count towards the minimum required open space. The Planning Board may waive this perimeter buffer requirement where:

- a. The land abutting the site is the subject of a permanent restriction for agriculture, forestry, conservation or recreation, or
- b. The land abutting the site is owned by the Town and used for conservation or recreation purposes, or
- c. The Planning Board determines that a small buffer will promote improved protection of natural, cultural, and scenic resources.

4.9.4.3. Open Space Requirements. An OSRD must provide at least 35% of the total land area as permanently protected open space. The Ashby Open Space and Recreation Plan considers open fields, existing trails, and agricultural land to be the most valuable type of open space to preserve when the parent parcel consists of several landscape types. The open space shall have no structures or parking within it, unless such structures are part of an ongoing or proposed agricultural or forestry operation that is acceptable to the Planning Board.

4.9.4.4. Open Space Limitations: Shared or community water wells and stormwater management facilities may be placed within open space areas, if needed to safely and adequately serve the residents of the OSRD. Areas cleared for installation of wells and stormwater management facilities, shall not, however, count towards the minimum required amount of permanently protected open space. The following additional standards apply to the minimum required common open space in an OSRD:

- a. Other than any area(s) devoted to wells, stormwater management and active recreation, as described in this section, open space shall be maintained in its natural condition. It shall be appropriate in size, shape, dimension, location, and character to assure its use as a conservation, recreation, or agricultural area and serve as a visual and natural amenity for the subdivision and the Town.
- b. At least 50% of the required open space shall be contiguous and linked as a unit, with links no less than fifty (50) feet wide. Open space that is contiguous to permanently protected lands outside the boundaries of the OSRD, such as town or state conservation lands, shall also be considered contiguous for the purpose of this bylaw.
- c. The location of the common open space shall be subject to approval by the Planning Board.

d. The percentage of marginal or unbuildable areas that can count towards the minimum required amount of permanently protected open space shall be directly proportional (1:1) to the amount of such land in the parent parcel. For example, if 50% of the parent parcel consists of marginal lands, then 50% of the minimum required amount of permanently protected open space can be marginal lands. Marginal or unbuildable lands consist of areas covered by wetlands and a fifty (50) foot buffer there from, rivers and a one-hundred (100) foot buffer there from, floodplains and slopes greater than 25%.

e. Existing rights of way and utility easements may not be counted towards the required percentage of minimum open space, unless the rights of way or easements are dedicated as trails.

f. Though the open space will be primarily protected for its natural, cultural, and/or scenic resources, a small area, totaling no more than 10% of the required open space, can be set aside as a playground or other area for “active” recreation by the development’s residents and/or the town, depending on the ownership of the open space as discussed in section 4.9.6. below. The location and size of such active recreational area(s) shall be approved by the Planning Board prior to final action on the plan. Active recreational areas must be built and completed prior to the issuance of any certificates of occupancy for housing units in the OSRD.

4.9.4.5. Section 4.2.6 of the Ashby Zoning Bylaw, which addresses minimum non-wetland area, shall not apply to lots in an approved Open Space Residential Development.

4.9.4.6. If the Planning Board approves a Special Permit for an Open Space Residential Development, the applicant may thereafter submit preliminary and final subdivision plans for the Open Space Residential Development for approval in accordance with the provisions of the Planning Board's Rules and Regulations. If the Planning Board denies a Special Permit for an Open Space Residential Development, the applicant may submit subdivision plans based on the conventional plan.

4.9.4.7. Any OSRD special permit issued by the Planning Board shall specifically state that the subsequent definitive subdivision plan shall substantially comply with the special permit plan in terms of the number of dwelling units, road and lot layout, open space percentage and layout, and stormwater management systems. If the Planning Board determines that the definitive subdivision plan for the OSRD does not comply with the provisions of the special permit, the Planning Board shall require the applicant to submit a revised subdivision plan that does comply with the provisions and conditions of the special permit, or to seek another special permit.

4.9.5. Dimensional Requirements for Open Space Residential Developments

In issuing a special permit for an Open Space Residential Development, the Planning Board may reduce some or all of the dimensional (intensity) requirements of the zoning district in which the OSRD is to be located, if the Board finds that such reduction(s) will result in better site design and the provision of permanently protected open space. The following minimum dimensional requirements shall be adhered to for all dwelling units on building lots within the OSRD:

- Minimum Lot Size: 40,000 square feet
- Minimum Frontage: 50 feet
- Minimum Lot Width at building line: 80 feet

4.9.6. Planning Board Regulations

The Ashby Planning Board may adopt regulations to assist in the administration of this section. These regulations may address, but not be limited to, the following considerations: plan submittal requirements, provisions for combined special permit and subdivision hearings, site landscaping

and buffering standards, open space use restrictions, architectural design, common or shared driveways, road design and shared driveways, and alternative stormwater systems such as low impact development.

4.9.7. Common Open Space Ownership and Management

Common open space in any approved Open Space Residential Development shall be conveyed to one or more of the following:

1. a Land Trust or any other non-profit corporation approved by the Planning Board, the principal purpose of which is land preservation subject to covenants, enforceable by the Town, to keep the dedicated common space open or in a natural state as approved by the Planning Board: and/or
2. a corporation, trust or association owned or to be owned by the owners of the lots in the development, hereafter referred to as the "Homeowners Association", provided that the land shall be conveyed to the "Homeowners Association" subject to covenants, enforceable by the Town, to keep the dedicated common space open or in a natural state as approved by the Planning Board: and/or
3. the Town and may be accepted by it for conservation and/or recreational use subject to covenants to keep the dedicated common space open or in a natural state as approved by the Planning Board.

All common open space shall be dedicated and recorded with covenants at, or prior to, the time the permit holder receives a Building Permit.

4.9.8. Subsequent to Approval

Subsequent to approval of such Open Space Residential Development, no land therein shall be sold and no lot line shall be changed in such a way as to increase the number of lots or the extent of non-conformity with the provision of the dimensional requirements of the underlying district.

4.10 Inclusionary Housing

4.10.01 Purpose and Intent: The purpose of this bylaw is to outline and implement a coherent set of policies and objectives for the development of affordable housing in tandem with various initiative programs developed by state, county and local government. It is intended that the affordable housing units that result from this bylaw/ordinance be included on the Town's Subsidized Housing Inventory ("SHI") as kept by the Department of Housing and Community Development ("DHCD"). It is intended that this by-law provide a mechanism to compensate for those decreases in the Town's percentage of affordable housing stock that are directly caused by increases in the Town's overall housing stock.

4.10.02 Definitions:

4.10.02.1 Local housing fund. An account established by: (a) the Town for the specific purpose of creating affordable housing, including use by the Town Housing Authority for the purchase of land or units, or the development of new or rehabilitation of existing dwelling units for affordable housing occupants; or (b) a housing trust or community development corporation designated by the Town and created under the laws of the Commonwealth of Massachusetts.

4.10.02.2 Affordable housing unit. A dwelling unit available at a cost of no more than 30% of gross household income of households at or below 70% of the Applicable area median income

as reported by the U.S. Department of Housing and Urban Development (“HUD”) and/or DHCD

4.10.02.3 Qualified affordable housing unit purchaser or tenant. An individual or family with household income that does not exceed 80% of the median income, with adjustments for household size, as reported by HUD and/or DHCD.

4.10.03 Applicability:

4.10.03.1 Division of Land. The division of land into ten (10) or more lots shall require a special permit from the Planning Board. A special permit shall be required whether said lots are created at one time or are the accumulation of 10 or more lots from land held in single ownership. A special permit shall be required for "conventional" or "grid" divisions allowed by G.L. c.41 sect. 81-L and sect. 81-U, as well as those divisions that do not require subdivision approval per G.L. c. 41, §81P.

4.10.03.2 Multi-family Units. The construction of ten (10) or more multi-family dwelling units, whether on one or more contiguous parcels, held in common ownership on May 6, 2006, shall require a special permit from the Planning Board.

4.10.04 Mandatory Provision of Affordable Units:

4.10.04.1 The Planning Board shall, as a condition of approval of any development referred to in Sections 4.10.03.1 and 4.10.03.2, require that the applicant for special permit approval comply with the obligation to provide affordable housing pursuant to this bylaw/ordinance and more fully described in Section 4.10.05. Any special permit granted hereunder shall contain a condition that no construction shall commence on the subject land until the affordable units created thereby are eligible for inclusion on the Town’s SHI

4.10.05 Provision of Affordable Units:

4.10.05.1 The Planning Board shall deny any application for a special permit for development under this bylaw if the applicant for special permit approval does not comply, at a minimum, with the following requirements for affordable units:

4.10.05.1(a). At least ten (10) percent of the units in a division of land or multiple unit development subject to this bylaw shall be established as affordable housing units in any one or combination of methods provided for below:

1. constructed or rehabilitated on the locus subject to the special permit; or
2. constructed or rehabilitated on a locus different than the one subject to the special permit.

The applicant may offer, and the Planning Board may accept, any combination of the Section 4.10.05.1(a)(1)-(2) requirements provided that in no event shall the total number of units or land area provided be less than the equivalent number or value of affordable units required by this bylaw/ordinance.

4.10.06 Provisions Applicable to Affordable Housing Units On- and Off-Site:

4.10.6.1 Siting of affordable units. All affordable units constructed or rehabilitated under this bylaw shall be situated within the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units.

4.10.6.2 Minimum design and construction standards for affordable units. Affordable housing units within market rate developments shall be integrated with the rest of the development and shall be compatible in design, appearance, construction and quality of materials with other units. The features of affordable units shall comply in all respects to any minimum design and construction standards set forth in the Guidelines promulgated by DHCD.

4.10.6.3 Timing of construction or provision of affordable units or lots. Where feasible, affordable housing units shall be provided coincident to the development of market-rate units, but in no event shall the development of affordable units be delayed beyond the schedule noted below:

Market-rate Unit %	Affordable Housing Unit %
Up to 30%	None required
30% plus 1 unit	At least 10%
Up to 50%	At least 30%
Up to 75%	At least 50%
75% plus 1 unit	At least 70%
Up to 90%	100%
Fractions of units shall not be counted.	

4.10.6.4 Local preference. To the extent permitted by law, the Planning Board may require that Ashby residents shall be given preference for 70 (seventy) percent of the affordable housing created under this bylaw. Ashby residents shall include current residents, current residents' child or parent, the spouse or domestic partner of current residents' child or parent and any person employed at least 30 hours per week in Ashby. This preference shall not supercede any law or regulation to prevent discrimination.

4.10.6.5 Marketing Plan for Affordable Units. Applicants under this bylaw/ordinance shall submit a marketing plan or other method approved by the Planning Board for its approval, which describes how the affordable units will be marketed to potential home buyers or tenants. If applicable, this plan shall include a description of the lottery or other process to be used for selecting buyers or tenants. The plan shall be in conformance with DHCD rules and regulations, and shall be subject to the prior review and approval of Town Counsel.

4.10.07 Provision of Affordable Housing Units Off-Site:

4.10.07.1 As an alternative to the requirements of Section 4.10.06, an applicant subject to the bylaw/ordinance may develop, construct or otherwise provide affordable units equivalent to those required by Section 4.10.05 off-site. All requirements of this bylaw/ordinance that apply to on-site provision of affordable units, shall apply to provision of off-site affordable units. In addition, the location of the off-site units to be provided shall be approved by the Planning Board as an integral element of the special permit review and approval process.

4.10.08 Preservation of Affordability; Restrictions on Resale:

4.10.8.1 Each affordable unit created in accordance with this bylaw shall have limitations governing its resale. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households. The deed restriction must be deemed acceptable to DHCD and Town Counsel prior to the issuance of any building or occupancy permits and shall be recorded at the Middlesex County Registry of Deeds or the Land Court and shall be in force for the longest period allowed by law, unless the Planning Board determines that a shorter period of affordability will facilitate the development of affordable housing.

4.10.8.2 The Special Permit Granting Authority shall require, as a condition for special permit approval under this By-Law, that the deeds to the affordable housing unit contain a restriction requiring that any subsequent renting or leasing of said affordable housing unit shall not exceed an amount that is deemed affordable for a household earning no more than 70% of the area median income, as determined by the DHCD.

The Special Permit Granting Authority shall require, as a condition for special permit approval under this By-Law, that the applicant comply with the mandatory set-asides and accompanying deed restrictions on affordability.

4.10.9 Conflict with Other Bylaws: The provisions of this bylaw shall be considered supplemental of existing zoning bylaws. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw, or provisions therein, shall apply.

4.10.10 Severability: If any provision of this bylaw is held invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this bylaw shall not affect the validity of the remainder of the Ashby's zoning bylaw.

4.10.11 Regulations: The Planning Board may adopt regulations for the orderly administration of this by-law.

Section 4.11, Utility-Scale Wind Energy Facilities

4.11.1 Purpose: The purpose of this by-law is to provide by special permit for the construction and operation of wind energy facilities (WEF) located in the Residential, Residential/Agricultural and Residential/Commercial districts and to provide standards for the placement, design, construction, monitoring, modification and removal of wind energy facilities that address public safety, minimize impacts on scenic, natural and historic resources of the town and provide adequate financial assurance for decommissioning. The Zoning Board of Appeals (ZBA) is hereby designated as the special permit granting authority for wind energy facilities as provided for in this bylaw.

4.11.1.1 Applicability: This section applies to all wind energy facilities with a rated nameplate capacity of 60 kilowatts or greater. Any physical modifications to existing wind facilities that materially alters the type or increases the size of such facilities or other equipment shall require a special permit.

4.11.2 Definitions

Utility-Scale Wind Energy Facility: A commercial wind energy facility, where the primary use of the facility is electrical generation to be sold to the wholesale electricity markets.

On-Site Wind Energy Facility: A wind project, which is located at a commercial, industrial, agricultural, institutional, or public facility that will consume more than 50% of the electricity generated by the project on-site.

Height: The height of a wind turbine measured from natural grade to the tip of the rotor blade at its highest point, or blade-tip height.

Rated Nameplate Capacity: The maximum rated output of electric power production equipment. This output is typically specified by the manufacturer with a "nameplate" on the equipment.

Substantial Evidence: Such evidence as a reasonable mind might accept as adequate to support a conclusion.

Wind Energy Facility: All equipment, machinery and structures utilized in connection with the conversion of wind to electricity. This includes, but is not limited to, transmission, storage, collection and supply equipment, substations, transformers, service and access roads, and one or more wind turbines.

Wind Monitoring or Meteorological Tower: A temporary tower equipped with devices to measure wind speeds and direction, used to determine how much wind power a site can be expected to generate.

Wind Turbine: A device that converts kinetic wind energy into rotational energy that drives an electrical generator. A wind turbine typically consists of a tower, nacelle body, and a rotor with two or more blades.

4.11.3. General Requirements

4.11.3.1 **Special Permit Granting Authority:** No wind facility 60 kilowatts or greater of rated nameplate capacity shall be erected, constructed, installed or modified as provided in this section without first obtaining a permit from the ZBA. The construction of a WEF shall be permitted in the Wind Energy Facility Zoning Overlay District subject to the issuance of a Special Permit, and provided that the use complies with all requirements set forth in sections 4.11.3, 4, 5 and 6. All such WEF shall be constructed and operated in a manner that minimizes any adverse visual, safety, and environmental impacts. No special permit shall be granted unless the ZBA finds in writing that:

- (1) the specific site is an appropriate location for such use;
- (2) the use is not expected to adversely affect the neighborhood;
- (3) there is not expected to be any serious hazard to pedestrians or vehicles from the use;
- (4) no nuisance is expected to be created by the use; and
- (5) adequate and appropriate facilities will be provided for the proper operation of the use.

Such permits may also impose reasonable conditions, safeguards and limitations on time and use and may require the applicant to implement all reasonable measures to mitigate unforeseen adverse impacts of the WEF, should they occur.

Wind monitoring or meteorological towers shall be permitted in all zoning districts subject to issuance of a building permit for a temporary structure and subject to reasonable regulations concerning the bulk and height of structures and determining yard-size, lot area, setbacks, open space, parking, and building coverage requirements

4.11.3.2 **Compliance with Laws, Bylaws and Regulations:** The construction and operation of all such proposed WEF shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, environmental, electrical, communications and aviation requirements.

4.11.3.3 **Proof of Liability Insurance:** The applicant shall be required to provide evidence of liability insurance in an amount and a duration sufficient to cover loss or damage to persons and structures caused by the failure of the WEF.

4.11.3.4 **Site Control:** At the time of its application for a special permit, the applicant shall submit documentation of actual or prospective control of the project site sufficient to allow for installation and use of the proposed WEF. Documentation shall also include proof of control

over setback areas and access roads, if required. Control shall mean the legal authority to prevent the use or construction of any structure for human habitation within the setback areas.

4.11.4 General Siting Standards

4.11.4.1 Height: Wind energy facilities shall be no higher than 400 feet above the current grade of the land.

4.11.4.2 Setbacks: Wind turbines shall be set back a distance equal to 1.5 times the overall blade tip height of the wind turbine from the nearest existing residential, agricultural or commercial building and 100 feet from the nearest property line and private or public way.

4.11.4.3 Setback Waiver: The ZBA may reduce the minimum setback distance as appropriate based on site-specific considerations, if the project satisfies all other criteria for the granting of a special permit under the provisions of this section.

4.11.5 Design Standards

4.11.5.1 Color and Finish: The ZBA shall have discretion to select the turbine color, although a neutral, non-reflective exterior color designed to blend with the surrounding environment is encouraged.

4.11.5.2 Lighting and Signage: WEFs shall be lighted only if required by the Federal Aviation Administration. Lighting of other parts of the WEF, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Signs on the WEF shall comply with the requirements of the town's sign regulations, and shall be limited to those necessary to identify the owner, provide a 24-hour emergency contact phone number, and warn of any danger.

4.11.5.3 Utility Connections: Reasonable efforts shall be made to locate utility connections from the wind facility underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.

4.11.5.4 Appurtenant Structures: Structures and buildings shall only be used for housing of equipment for this particular site. Whenever reasonable, structures should be shaded from view by vegetation and/or located in an underground vault and joined or clustered to avoid adverse visual impacts. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other and shall be contained within the turbine tower whenever technically and economically feasible.

4.11.5.5 Support Towers: Monopole towers are required for WEFs.

4.11.6 Safety, Aesthetic and Environmental Standards

4.11.6.1 Emergency Services: The applicant shall provide a copy of the project summary and site plan to the local emergency services entity, as designated by the ZBA. Upon request, of the ZBA, the applicant shall cooperate with local emergency services in developing an emergency response plan.

4.11.6.2 Unauthorized Access: Wind turbines or other structures part of a WEF shall be designed to prevent unauthorized access.

4.11.6.3 Shadow/Flicker: WEF's shall be sited in a manner that minimizes shadowing or flicker impacts. The applicant has the burden of proving that this effect does not have significant adverse impact on neighboring or adjacent uses through either siting or mitigation.

4.11.6.4 Noise: The WEF and associated equipment shall conform with the provisions of the Department of Environmental Protection's, (DEP) Division of Air Quality Noise Regulations (310 CMR 7.10), unless the Department and the ZBA agree that those provisions shall not be applicable. A source of sound will be considered to be violating these regulations if the source:

- (a) increases the broadband sound level by more than 10 dB(A) above ambient, or
- (b) Produces a "pure tone" condition – when an octave band center frequency sound pressure level exceeds the two adjacent center frequency sound pressure levels by 3 decibels or more. These criteria are measured both at the property line and at the nearest inhabited residence. Ambient is defined as the background A-weighted sound level that is exceeded 90% of the time measured during equipment hours. The ambient may also be established by other means with consent from DEP. An analysis prepared by a qualified engineer shall be presented to demonstrate compliance with these noise standards.

The ZBA, in consultation with the DEP, shall determine whether such violations shall be measured at the property line or at the nearest inhabited residence.

4.11.6.5 Land Clearing, Soil Erosion and Habitat Impacts: Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the WEF and is otherwise prescribed by applicable laws, regulations, and bylaws.

4.11.7 Monitoring and Maintenance

4.11.7(A) Facility Conditions: The applicant shall maintain the WEF in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief and Emergency Medical Services. The project owner shall be responsible for the cost of maintaining the wind facility and any access road, unless accepted as a public way, and the cost of repairing any damage occurring as a result of operation and construction of the WEF.

4.11.7(B) Modifications: All material modifications to a WEF made after issuance of the special permit shall require prior approval by the ZBA as provided in this section.

4.11.7(C) Change in Ownership: Notice shall be provided to the ZBA of any change in the ownership of the WEF and the lot on which it is located.

4.11.8 Abandonment or Decommissioning

4.11.8.1 Removal Requirements: Any WEF which has reached the end of its useful life or has been abandoned shall be removed. When the WEF is scheduled to be decommissioned, the owner shall notify the Board of Selectmen and the ZBA by certified mail of the proposed date of discontinued operations and plans for removal. The owner/operator shall physically remove the WEF no more than 90 days after the date of discontinued operations. This period may be extended at the request of the operator and at the discretion of the ZBA. "Physically Remove" shall include, but not be limited to:

- (1) Removal of all wind turbines, structures, shelters, machinery, equipment, security barriers and transmission lines from the site;

(2) Disposal of all solid and hazardous waste in accordance with local and state waste disposal regulations; and

(3) Restoration of the location of the WEF to its natural condition, except the ZBA may allow the owner to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

4.11.8.2 Abandonment: Absent notice of a proposed date of decommissioning, the WEF shall be considered abandoned when the facility fails to operate for more than 180 days without the written consent of the ZBA. The ZBA shall determine in its Special Permit decision what proportion of the facility operations would have to be suspended for the facility to be considered abandoned.

4.11.8.3 Financial Surety: The ZBA may require the applicant for WEF to provide a form of surety, either through escrow account, bond or other form of security satisfactory to the ZBA, prior to the commencement of construction of the facility, to cover the cost of removal in the event the ZBA must order removal of the facility. The amount of such surety shall be equal to one hundred twenty five (125) percent of the cost of removal and compliance with Section 4.11.8.1. Such surety will not be required for municipally or state-owned facilities. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer calculated to include Cost of Living Adjustments after ten (10) and fifteen (15) years.

4.11.9 Term of Special Permit:

A special permit issued for any WEF shall be valid for 25 years, unless the Special Permit is extended or renewed upon a finding of satisfactory operation of the facility. Request for renewal must be submitted at least 180 days prior to expiration of the Special Permit. Upon the expiration of the Special Permit or any renewal thereof, the WEF shall be removed by the operator in accordance with Section 4.11.8.1.

The applicant or facility owner shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project.

4.11.10. Application Process

The ZBA shall adopt rules and regulations relative to application procedures and requirements for WEF Special Permits.

Section 4.12 Small Wind Energy Systems

4.12.1 Purpose

The purpose of this By-law is to provide criteria which will help the Town of Ashby evaluate a small wind project. The criteria will be utilized by building inspectors charged with issuing building permits for Small Wind Energy Facilities (SWEF). Any proposed non-conforming small wind energy systems will be addressed through a special permit process under the review of the special permit granting authority.

4.12.1.1 Applicability

This section applies to small wind systems no greater than 60 kilowatts of rated nameplate capacity proposed to be constructed after the effective date of this section.

4.12.2 Definitions

Height: The height of a wind turbine measured from natural grade to the tip of the rotor blade at its highest point, or blade-tip height.

Rated Nameplate Capacity: The maximum rated output of electric power production equipment. This output is typically specified by the manufacturer with a “nameplate” on the equipment.

Small Wind Energy System: All equipment, machinery and structures utilized in connection with the conversion of wind to electricity. This includes, but is not limited to, storage, electrical collection and supply equipment, transformers, service and access roads, and one or more wind turbines, which has a rated nameplate capacity of 60 kW or less.

Wind turbine: A device that converts kinetic wind energy into rotational energy that drives an electrical generator. A wind turbine typically consists of a tower, nacelle body, and a rotor with two or more blades.

4.12.3 General Requirements

4.12.3.1 Special Permit Granting Authority

No wind facility less than 60 kilowatts of rated nameplate capacity shall be erected, constructed, installed or modified as provided in this section without first obtaining a permit from the Zoning Board of Appeals (ZBA). The construction of a SWEF shall be permitted in the all zoning districts subject to the issuance of a Special Permit, and provided that the use complies with all requirements set forth in sections 4.12.3, 4, 5 and 6. All such SWEF shall be constructed and operated in a manner that minimizes any adverse visual, safety, and environmental impacts. No special permit shall be granted unless the ZBA finds in writing that:

- (1) the specific site is an appropriate location for such use;
- (2) the use is not expected to adversely affect the neighborhood;
- (3) there is not expected to be any serious hazard to pedestrians or vehicles from the use;
- (4) no nuisance is expected to be created by the use; and
- (5) adequate and appropriate facilities will be provided for the proper operation of the use.

Such permits may also impose reasonable conditions, safeguards and limitations on time and use and may require the applicant to implement all reasonable measures to mitigate unforeseen adverse impacts of the SWEF, should they occur.

Wind monitoring or meteorological towers shall be permitted in all zoning districts subject to issuance of a building permit for a temporary structure.

4.12.3.2 Compliance with Laws, Bylaws and Regulations

The construction and operation of all such proposed SWEFs shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, environmental, electrical, communications, and FAA aviation requirements.

4.12.4 General Siting Standards

4.12.4.1 Setbacks

Wind turbines shall be set back a distance equal to the total height of the wind turbine from all inhabited structures, overhead utility lines, public road or right of way and at least twenty five (25) feet from property boundaries.

4.12.4.1.1 Setback Waiver

The building inspector may reduce the minimum setback distance if written permission is granted by the entity with care and control over the affected asset.

4.12.5 Design Standards

4.12.5.1 Appearance, Color and Finish

The wind generator and tower shall remain painted or finished the non-reflective color or finish that was originally applied by the manufacturer, unless approved in the building permit.

4.12.5.2 Lighting

Wind turbines shall be lighted only if required by the Federal Aviation Administration.

Lighting of other parts of the SWEF, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties.

4.12.5.3 Signage and Advertising

Signs and advertising shall be restricted to reasonable identification of the manufacturer or operator of the small wind energy facility and shall defer to the requirements of the Town of Ashby sign regulations.

4.12.6 Safety, Aesthetic and Environmental Standards

4.12.6.1 Unauthorized Access

Wind turbines or other structures part of a SWEF shall be designed to prevent unauthorized access. For instance, the tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground.

4.12.6.2 Noise

The SWEF and associated equipment shall conform to the provisions of the Department of Environmental Protection's, Division of Air Quality Noise Regulations (310 CMR 7.10), unless the Department and the Permit Granting Authority agree that those provisions shall not be applicable.

4.12.6.3 Land Clearing, Soil Erosion and Habitat Impacts

Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the SWEF and is otherwise prescribed by applicable laws, regulations, and bylaws.

4.12.7 Monitoring and Maintenance

4.12.7.1 System Conditions

The applicant shall maintain the SWEF in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and security measures.

4.12.8 Abandonment or Decommissioning

4.12.8.1 Removal Requirements

Any SWEF which has reached the end of its useful life or has been abandoned shall be removed. When the SWEF is scheduled to be decommissioned, the owner shall notify the Board of Selectmen and the ZBA by certified mail of the proposed date of discontinued operations and plans for removal. The owner/operator shall physically remove the SWEF no more than 90 days after the date of discontinued operations. This period may be extended at the request of the operator and at the discretion of the ZBA. "Physically Remove" shall include, but not be limited to:

- (1) Removal of all wind turbines, structures, shelters, machinery, equipment, security barriers and transmission lines from the site;
- (2) Disposal of all solid and hazardous waste in accordance with local and state waste disposal regulations; and
- (3) Restoration of the location of the SWEF to its natural condition, except the ZBA may allow the owner to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

4.12.8.2 Abandonment

Absent notice of a proposed date of decommissioning, the SWEF shall be considered abandoned when the facility fails to operate for more than 180 days without the written consent of the ZBA.

4.12.9 Term of Special Permit

A special permit issued for any SWEF shall be valid for 25 years, unless the Special Permit is extended or renewed upon a finding of satisfactory operation of the facility. Request for renewal must be submitted at least 180 days prior to expiration of the Special Permit. Upon the expiration of the Special Permit or any renewal thereof, the SWEF shall be removed by the owner in accordance with Section 4.11.8.1.

4.12.10. Application Process

The ZBA shall adopt rules and regulations relative to application procedures and requirements for SWEF Special Permits.

SECTION 5: RESIDENTIAL

5.1 Permitted Uses:

5.1.1 A one-family dwelling for one housekeeping unit only.

5.1.2 Accessory use (home occupational) including the following, providing that they are customarily incidental to a permitted main use on the same premises and not detrimental to a residential neighborhood. Except as indicated, there shall be no exterior indication for the accessory use. No more than 2 persons outside of the resident family are to be employed at one time. One sign of one or two sides no larger than 6 square feet (.55 sq. m.) per side may be displayed. All electrified signs are prohibited. Under no circumstances will outdoor displays of merchandise be allowed.

5.1.2.1 Use of space in a dwelling for a customary home occupation, professional office, or

studio maintained by resident occupants.

5.1.2.2 Use of premises in connection with the trade of a resident carpenter, electrician, painter, plumber, or other artisan provided that no manufacturing or business requiring substantially continuous employment shall be within the principal structure or within suitable accessory buildings.

5.1.2.3 Renting of rooms or furnishing of board for not more than 3 non-transient persons in a dwelling regularly occupied for residential purposes.

5.1.4 Retail sale of products of home occupation.

5.2 Special Permits: Uses which may be allowed by the Board of Appeals after a public hearing and subject to appropriate regulations, if determined to be neither offensive nor detrimental to the residential area.

5.2.1 Library

5.2.2 Accessory Apartments

Accessory Apartments are allowed in residential, residential/commercial and residential/agricultural districts by special permit only and are subject to the following regulations. "Duplex", "two family" or "condominium" type housing are not allowed under this section. In no case shall more than one accessory apartment be allowed in any dwelling.

An owner or owners of single family dwelling may apply to the Board of Appeals for a special permit for the construction and occupation of an accessory apartment under Section 11 of these bylaws. After due consideration the Board of Appeals may grant a special permit provided that;

- a. The dwelling in which the accessory apartment is located shall be owned under a single deed.
- b. The principle unit or the accessory apartment shall be occupied by the owner of the premises and in the case of multiple owners at least one of the owners of the dwelling except for temporary absences.
- c. (Deleted)
- d. (Deleted)
- e. Only one accessory apartment per lot shall be permitted
- f. The primary dwelling and the accessory apartment shall each be an independent living unit, each containing a kitchen and bath and a minimum of one bedroom or bedroom living area, and the accessory apartment be constructed in a manner consistent with the appearance of the original dwelling.
- g. Satisfactory evidence must be presented that adequate provision has been made for the disposal of sewage, waste and drainage in accordance with the requirements of the Board of Health. The applicant must notify the Board of Health in writing of the application for a special permit at least 30 days prior to the hearing. The Board of Appeals must notify the Board of Health of the time and place of the hearing for the Special Permit. Compliance with all applicable building codes is required.
- h. The construction and occupancy of an accessory apartment shall not be detrimental to the neighborhood in which the lot is located including but not limited to, consideration of the effect

on traffic, congestion, availability of municipal services and parking and consistency with the character of the immediate neighborhood.

5.2.3 A structure of any kind including fences and walls for any purpose located within a flood-prone zone, but in no case will a dwelling, accessory building or public building be allowed in a flood-prone zone.

5.2.4 Temporary use of a trailer or mobile home for dwelling purposes in excess of 60 days and not to exceed 6 months, provided that adequate provision is made for water, sewage disposal, and electric power. Each trailer or mobile home site must meet setback and land area requirements for a one-family dwelling.

5.2.5 Temporary use of a cellar hole foundation for dwelling purposes in excess of 6 months but not to exceed 1 year.

5.2.6 Bed and Breakfast or Restaurant with or without liquor license.

5.2.7 Agriculture on land parcels of 5 acres or less.

5.2.8 Cemetery

5.2.9 Nursing home, sanitarium, orphanage, or similar use.

5.3 Table of Dimensional and Area Requirements:

5.3.1 Minimum Area - 40,000 square feet (3716 square meters)

5.3.2 Minimum Frontage - 150 feet (45.72 meters)

5.3.3 Minimum Setback

5.3.3.1 Frontage on right-of-way of less than 50 feet width.

Setback from Street Center 75 feet (22.86 meters)

5.3.3.2 Frontage on right-of-way of at least 50 feet width.

Setback from Street Center 100 feet (30.48 meters)

5.3.3.3 Minimum Side and Rear Setback 25 feet (7.62 meters)

SECTION 6: RESIDENTIAL/COMMERCIAL

6.1 Permitted Uses in all Residential/Commercial Districts

6.1.1 A one-family dwelling for one housekeeping unit only.

6.1.2 Office, bank, newspaper, or retail stores (grocery, pharmacy, hardware, dry-goods, bakery, antique, gift, furniture, sporting goods, and package).

6.1.3 Store for custom work or for the making of articles to be sold at retail on the premises to the customer. No more than four employees are to be engaged in such work.

6.1.5 Accessory uses (home occupational) include the following, provided that they are

customarily incidental to a permitted main use on the same premises and not detrimental to a residential neighborhood. Except as indicated, there shall be no exterior indication of the accessory use. No more than 2 persons outside the resident family are to be employed at one time. One sign of one or two sides no larger than 6 square feet (.55 sq. m.) per side may be displayed. All electrified signs prohibited. Under no circumstances will outdoor displays of merchandise be allowed.

6.1.5.1 Use of space in dwelling for a customary home occupation, professional office or studio maintained by resident occupants.

6.1.5.2 Use of premises in connection with their trade by a resident carpenter, electrician, painter, plumber, or other artisan provided that no manufacturing or business requiring substantially continuous employment shall be within the principal structure or within suitable accessory buildings.

6.1.5.3 Renting of rooms or furnishing of board for not more than 3 non-transient persons in a dwelling regularly occupied for residential purposes.

6.1.6 Nursing Home, Sanitarium, orphanage, or similar use.

6.1.7 Retail sale of products of home occupation.

6.1.8 Cemetery

6.2 Special Permits in all Residential/Commercial Districts: Uses which may be allowed by the Board of Appeals after a public hearing and subject to appropriate regulations, if determined to be neither offensive nor detrimental to the residential/commercial area.

6.2.1 Library

6.2.3 A structure of any kind including fences and wall for any purpose located within a flood-prone zone, but in no case will a dwelling, accessory building, or public building be allowed in a flood-prone zone.

6.2.4 Club

6.2.6 Temporary use of trailer or mobile home for dwelling purposes in excess of 60 days and not to exceed 6 months, provided that adequate provision is made for water, sewage disposal and electric power. Each trailer or mobile home site must meet setback and land area requirements for a one-family dwelling.

6.2.7 Temporary use of a cellar hole foundation for dwelling purposes in excess of 6 months but not to exceed one year.

6.2.10 Activities, accessory to activities otherwise permitted within the district as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, whether or not on the same parcel as activities permitted as a matter of right, subject to the provisions of Section 11.3 for a Special Permit.

6.2.11 Agriculture on land parcels of 5 acres or less

6.2.12 Bed and Breakfast

6.2.13, Construction and/or use of one accessory apartment with parking, as provided for in Section 5.22

6.3 Table of Dimensional and Area Requirements:

6.3.1 Minimum Area - 40,000 square feet (3716 square meters)

6.3.2 Minimum Frontage - 150 feet (45.72 meters)

6.3.3 Minimum Setback:

6.3.3.1 Frontage on Right-of-way of less than 50 feet width:

Set-back from Street Center 75 feet (22.86 meters)

6.3.3.2 Frontage on right-of-way of at least 50 feet width:

Set-back from Street Center 100 feet (30.48 meters)

6.3.3.3 Minimum Side and Rear Set-back: 25 feet (7.62 meters)

6.3.4 All structures must meet minimum set-back requirements, be no more than 2 stories and less than 30 feet (9.14 meters) in height measured from the sill or lowest point of egress.

6.4 Residential/Commercial District A

6.4.1 Permitted Uses

6.4.1.1 One sign of one or two sides no larger than 60 sq ft (6.4 sq m) per side. No electric signs of any type will be permitted except those illuminated by stationary flood light.

6.4.2 Special Permits; Uses which may be allowed by the Board of Appeals after a public hearing and subject to appropriate regulations, if determined to be neither offensive nor detrimental to the residential/commercial area.

6.4.2.1 Sale or storage of feed, fuel, lumber, or building supplies.

6.4.2.2 Automobiles service or gasoline station

6.4.2.3 An additional sign for advertising not to exceed 60 sq ft (6.4 sq m) No electric signs will be permitted except those illuminated by stationary flood light.

6.4.2.4 Hotel, Motel, Restaurant, with or without liquor license.

6.4.2.5 Sale of Automobiles

6.5 Residential/Commercial District B

6.5.1 Permitted Uses

6.5.1.1 One sign of one or two sides no larger than 30 sq. ft (3.2 sq. m) per side. No electric signs of any type will be permitted except those illuminated by stationary floodlight.

6.5.1.2 No outside display of merchandise shall be permitted except agricultural and horticultural products.

6.5.1.3 Post office.

6.5.2 Special Permits; Uses which may be allowed by the Board of Appeals after a public hearing and subject to appropriate regulations, if determined to be neither offensive nor detrimental to the residential/commercial area.

6.5.2.1 Hotel, restaurant with or without liquor license provided no drive up or curbside food service shall be allowed.

6.5.3 Special Permits; Uses which may be allowed by the Planning Board after a public hearing and subject to appropriate regulations, if determined to be neither offensive nor detrimental to the residential/commercial area:

6.5.3.1 Restaurant with drive up or curbside food service.

SECTION 7: RESIDENTIAL/AGRICULTURAL

7.1 Permitted Uses:

7.1.1 Uses permitted in residential district.

7.1.2 Farm, orchard, greenhouse, tree nursery, truck garden, or wood lot including sale of agricultural or horticultural products raised on the premises. One or more signs with a total area of no more than 20 square feet may be displayed during seasons when such products are for sale.

7.1.3 Commercial raising of poultry, cattle, horses, goats, sheep, swine, or other domestic farm animals.

7.2 Special Permits: Uses which may be allowed by the Board of Appeals after a public hearing and subject to appropriate regulations, if determined to be neither offensive nor detrimental to the residential/agricultural area provided no more than six employees to be engaged in such use.

7.2.1 Library.

7.2.2 Sale and making of harness and tack.

7.2.3 Club

7.2.4 Sale or storage of feed or lumber.

7.2.5 Cemetery, golf course, riding stable, boat livery, cross country ski trails, campground, or camp for children or adults.

7.2.6 Dog or cat kennel or veterinary hospital.

7.2.7 Temporary use of trailer or mobile home for dwelling purposes in excess of 60 days and not to exceed 6 months, provided that adequate provision is made for water, sewage disposal and electric power. Each trailer or mobile home site must meet setback and land area requirements for a one-family dwelling.

7.2.8 Temporary use of a cellar hole foundation for dwelling purposes in excess of 6 months but not to exceed 1 year.

7.2.9 Bed and Breakfast or Restaurant.

7.2.10 Reduced Frontage Lot. Reduced frontage lots may be created by special permit granted by the Planning Board. Reduced frontage lots shall have a minimum of fifty (50) feet of frontage, twenty (20) acres of area, and fifty (50) foot building setback from all the lot lines. A minimum of fifty (50) feet between the lot lines shall be maintained to the building line as measured perpendicular to the lot lines. At least ten (10) acres shall not be wetland areas as determined by 310 CMR 10.00 et seq. A covenant running with the land providing for no further division of the lot shall be required.

7.2.11 A structure of any kind including fences and wall for any purpose located within a flood-prone zone, but in no case will a dwelling, accessory building or public building be allowed in a flood-prone zone.

7.2.12 (deleted)

7.2.13 of the Construction and use of one accessory apartment with parking, as provided for in Section 5.22

7.3 Table of Dimensional and Area Requirements:

7.3.1 Minimum Area - 80,000 square feet (5574 square meters)

7.3.2 Minimum Frontage - 200 feet (53.34 meters)

7.3.3 Minimum Setback

7.3.3.1 Frontage on Right-of-Way of less than 50 feet width.

Set-Back from Street Center 75 feet (22.86 meters)

7.3.3.2 Frontage on Right-of-Way of at least 50 feet width.

Set-Back from Street Center 100 feet (30.48 meters)

7.3.3.3 Minimum Side and Rear Set-Back 25 feet (7.62 meters)

SECTION 8: INDUSTRIAL

8.1 Permitted Uses: Any industrial use that is not commonly regarded as hazardous or offensive. No use shall be permitted which would be hazardous to the community because of fire or explosion or any other cause. No use shall be permitted which would be offensive because of noise, smoke, vibration, gas, fumes, odors, dust or other objectionable features.

8.1.1 The research and development, testing, manufacturing and sales of photovoltaic and wind energy systems.

8.1.5 SIGNS. One sign of one or two sides no larger than 60 sq ft (6.4sq m) per side. No electric signs of any type will be permitted except those illuminated by stationary flood lights.

8.1.6 EXTERIOR CONSTRUCTION. The exterior facing of the front elevation and side walls of any building in the industrial zone shall be finished with brick, natural or manufactured stone, terra cotta, glass, aluminum, or other structural material of equal durability and architectural effect.

8.1.7 LANDSCAPING. No less than two-thirds (2/3) of the front set-back and side areas of any building shall be provided with grass lawns, shrubbery, or other appropriate landscaping.

8.1.8 RUBBISH AND TRASH. All rubbish, trash, scrap, or other waste materials incident to the use of the building occupation shall be stored within a structure or in such a manner which shall be sheltered from public view, provided such material is not placed closer to the side lot lines than the sides of the principal building; and further provided that such material shall not be stored within fifty (50) feet (15.24 meters) of the rear lot line.

8.1.9 FLAMMABLE MATERIALS STORAGE. All flammable materials stored in quantities in excess of 100 gallon containers (378.5 liters) which are required to be licensed under General Laws (ter. ed.) Chapter 148, Section 9, and amendments thereto, shall be stored below ground and below the mean grade level of the lot on which the storage is required, or otherwise suitably enclosed.

8.1.9.1 FENCES. No fence shall be more than one-quarter (1/4) solid.

8.2 Special Permits:

8.2.1 Temporary use of a travel trailer or mobile home for office or work associated with construction of a permanent building or buildings in excess of 60 days and not to exceed six (6) months, provided that adequate provision is made for water, sewage disposal, and electric power.

8.2.2 (deleted)

8.2.3 Agriculture on parcels of 5 acres or less.

8.2.4 "Activities, accessory to activities otherwise permitted within the district as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, whether or not on the same parcel as activities permitted as a matter of right, subject to the provisions of Section 11.3 for a Special Permit"

8.3 Table of Dimensional Requirements:

Minimum Area 60,000 sq ft (5574 sq m)

Minimum Frontage 150 feet (45.72 m)

Minimum Set-Back from Street Center 75 feet (22.86 m)

Minimum Side and Rear Yard Set-Back 25 feet (7.62 m)

Building area shall not exceed thirty-five percent (35%) of the lot area.

All structures must meet minimum set-back requirements.

SECTION 9: ENFORCEMENT

9.1 Permits:

This by-law shall be enforced by the Building Inspector. No building or structure shall be erected or exterior alterations made changing the size of the building and no major use of land or a building shall be commenced or changed unless a permit has been issued by the Building Inspector.

No permit issued by the Building Inspector hereunder shall be in force for more than one hundred and eighty days unless the work or use proposed shall have been actually commenced and carried on in good faith within that time.

9.2 Pre-existing Nonconformance

Pre-existing nonconforming structures or uses may be extended or altered when the permit granting authority or special permit granting authority makes a finding that the change, extension, or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming use.

Any pre-existing nonconforming use abandoned or not used for more than two years may not be re-established.

9.3 Penalty

The Building Inspector shall take such action as may be necessary to enforce full compliance with the provisions of the by-law and of permits and variances issued hereunder, including notification of noncompliance and request for legal action through the Selectmen to Town Counsel. Any person violating any provision of this by-law, any condition under which a permit is issued, or any decision rendered by the Board of Appeals, may be fined not more than one hundred dollars (\$100.00) for each offense. Each day or portion thereof that any violation occurs shall constitute a separate offense.

SECTION 10: VALIDITY OF EXISTING BUILDING PERMITS

Any building permit issued prior to a notice of a hearing on the question of the enactment of this by-law shall be valid from the date of special permit granting authority vote until six (6) months after such date.

SECTION 11: ADMINISTRATION

11.1 Board of Appeals

There is hereby established a Board of Appeals of 3 members and 3 associate members to be appointed by the Selectmen as provided in Chapter 40A of the General Laws, which shall act on all matters within its jurisdiction under the provisions of this by-law as prescribed in Chapter 40A. The Board of Appeals shall have the following powers:

11.2 APPEALS: To hear and decide on appeal taken by any person aggrieved by reason of his inability to obtain a permit from any administrative official under the provisions of Chapter 40A of the General Laws, or by any officer or Board of the Town or by any person aggrieved by any order or decision of the Board of Selectmen or other administrative official in violation of Chapter 40A, General Laws or by this by-law.

11.3 SPECIAL PERMITS: To grant a special permit for an exception as provided by sections of this by-law when it shall have found that the use involved will not be detrimental to the established or future character of the neighborhoods and town and subject to appropriate conditions or safeguards if deemed necessary.

11.3.1 Procedures for Considering Special Permits:

- a. A public hearing must be held within 65 days following the date the application is filed with the special permit granting authority.
- b. the applicant must give a copy of the application to the town clerk;
- c. specify who is the special permit granting authority for each particular class of permit

(Planning Board for some, Board of Appeals for some, Board of Selectmen for some, and so forth);

d. each special permit granting authority shall adopt, and from time to time amend, rules governing the issuance of such permits; such rules may prescribe the form, size, style, contents, number of copies of plans, and the procedures for filing and processing all applications for special permits, and an up-to-date copy of the rules must be kept on file in the office of the Town Clerk.

e. the special permit granting authority must act on the permit request within 90 days following the public hearing on each application;

f. Failure to act within the 90 days constitutes approval; and

g. granting a special permit requires a two-thirds majority vote of boards with more than five members; four members of a five member board; and the unanimous vote of a three-member board.

11.3.2 Time Limitations:

Special permits granted by the Board of Appeals will lapse if not used within 1 year.

11.4 VARIANCES: Variances can be granted by the zoning board of appeals after a public hearing, of which all interested parties have been notified by mail, has been held. The variance may be granted where the board finds that:

a. special circumstances relating to soil conditions, shape, or topography of the land or structures exist on the particular parcel, and

b. these special circumstances specifically affect the particular parcel involved and do not generally affect other parcels in the same zoning districts in which the parcel is located, and

c. a literal interpretation of the provisions of the zoning by-law would involve substantial hardship to the petitioner, either financial or otherwise, and

d. desirable relief might be granted to the petitioner without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the by-law.

No variance may be given where the use or activity is not otherwise permitted in the district in which the land or structure is located.

11.5 Site Plan Special Permits

11.5.1 The Planning Board may grant a Site Plan Special Permit in accordance with the standards of this by-law.

11.5.2 Applicability: A Site Plan Special Permit shall be required in all instances as provided in Section 4.5 of this by-law.

11.5.3 Administration: All of the requirements of Sections 11.31 and 11.32 shall apply to a Site Plan Special Permit.

11.5.4 Design Standards, Purposes: The purpose of the following site design standards is to ensure that adequate consideration be given to the natural resources and characteristics of a site, to its topographic, hydrologic and geologic conditions, to public convenience and safety and to

the suitability of a proposed use on a particular site. Before the granting of any Site Plan Special Permit, the Planning Board shall determine that each site plan submitted for its review shall comply in full with the following design standards:

11.5.4.1 Stormwater Runoff: The peak rate of stormwater runoff from the development site shall not exceed the rate existing prior to the new construction based on a design storm with a 10% annual probability.

11.5.4.2 Outdoor Lighting: In the area of new construction, outdoor lighting, including lighting on the exterior of a building or lighting in parking areas, shall be designed to minimize glare and light spill onto adjacent properties. Except for low level intensity pedestrian lighting with the luminaries at a height of less than eight feet, all outdoor lighting shall be designed and located such that 1) the angle of cutoff of the luminaire is less than 76 degrees from the vertical, 2) every line drawn from the luminaire along a cutoff line intersects the ground at a point within the development site, and 3) the light source is completely shielded from direct view at any point five feet above the ground on neighboring properties or streets.

11.5.4.3 Landscape Buffers: In the Residential Commercial and Industrial districts where a commercial or industrial use abuts a residential district, a landscape buffer up to a maximum width of twenty feet, designed to mitigate the effect of the commercial or industrial use on the residential districts may be required by the Planning Board.

11.5.5 Action by the Planning Board: The Planning Board, in considering a site plan, shall ensure that the use of the site is consistent with the uses permitted in the district in which the site is located. Prior to the granting of any special permit, the Planning Board shall find that, to a reasonable degree, the site plan:

- 1) Protects the neighborhood and the town against seriously detrimental or offensive uses on the site and against adverse effects on the natural environment,
- 2) Provides for convenient and safe vehicular and pedestrian movement, and that the locations of driveway openings are convenient and safe in relation to vehicular and pedestrian traffic circulation, including emergency vehicles, on or adjoining the site,
- 3) Provides an adequate arrangement of parking and loading spaces in relation to the uses proposed for the premises,
- 4) Provides adequate methods for the disposal of refuse or other wastes resulting from the uses permitted on the site.

SECTION 12: CHANGING THE ZONING BY-LAW

This by-law may be amended from time to time at an annual or special town meeting as provided in Section 5 of Chapter 40A of the General Laws.