

**Proposed Zoning Changes for Spring 2018 Town Meeting
Public Hearing - March 22, 2018**

Section 5.8 Site Alteration Special Permit

Article ____: Amend Town of Ashland Code
Board _____

Sponsor: Planning

To see if the Town will vote to amend the Town of Ashland General Bylaws Section 282, as follows (**underline and bold** is proposed language and ~~cross-through~~ is proposed omitted language):

Site Alteration Special Permit Section 5.8 as follows:

- 5.8.5 **Special Permit. Special Permits will be filed and reviewed in accordance to the time periods and provisions of M.G.L. Chapter 40A Section 11 Section. The SPGA shall be the Planning Board for the purposes of this section.** ~~Review. The maximum period of review and decision for Site Alteration Special Permit shall be sixty (60) days, unless the review period is extended by written mutual agreement of the Planning Board and applicant. The Planning Board shall hold a fact finding and public information meeting within thirty (30) days of the receipt of the application and a completed submission. The applicant or his/her agent shall attend the public information meeting in order to assist the Planning Board in responding to public questions and concerns. Failure to attend shall be deemed lack of compliance with the requirements of this section.~~

or pass any vote or take any action relative thereto.

Remove the Office Commerce Zoning District from the Zoning by-laws and the Zoning Map

Article ____: Amend Town of Ashland Code Board _____

Sponsor: Planning

To see if the Town will vote to amend the Town of Ashland General Bylaws Section 282 (Zoning), as follows (**underline and bold** is proposed language and ~~cross through~~ is proposed omitted language) and to amend the "Town of Ashland, Massachusetts Zoning Map" to change the existing Office Commerce Zoning District to Residence A Zoning District as shown bubbled in red on the Proposed Zoning Map.

Item A:

In Subsection 2.1, the Office Commerce zoning district shall be removed from the Districts Table.

Item B:

In Subsection 3.1, the Office Commerce zoning district shall be removed from the Table of Principal Use Regulations.

Item C:

In Subsection 4.1.1, Office Commerce shall be removed from the Table of Dimensional Requirements, as follows (~~crossed out language~~ indicates removed language and **bolded underlined language** indicates added language):

4.1.1 Table of Dimensional Requirements. No building or structure shall be constructed nor shall any existing building or structure be enlarged or altered except in conformance with the Table of Dimensional Requirements as to lot coverage, lot area, land area per dwelling unit, lot width, front, side and rear setbacks, and maximum height of structures except as may otherwise be provided elsewhere herein.

	Minimum Lot Area (sq.ft.)	Minimum Lot Frontage (ft.)	Minimum Front Yard (ft.)	Minimum Side Yard (ft.)	Minimum Rear Yard (ft.)	Maximum Height (stories)-(feet)
RA	30000	150	40	10	30	N/A-35
RB	20000	125	30	10	20	N/A-35
RM	30000	150	40	10	30	N/A-35
CH	30000	150	30	10	30	3-35 for dwellings 5 for otherwise

CD	20,000 for dwellings 10,000 otherwise	125 for dwellings 0 for otherwise	30 for dwellings 0 for otherwise	10 for dwellings 0 for otherwise	20 for dwellings 0 for otherwise	N/A-38 (See Note 11)
CV	15000	100	20	10	20	2.5-35 for dwellings 4 for otherwise
CN	5000	50	15	8	35	N/A-30 feet
CO	30000	150	40 for dwellings 30 for otherwise	30 for dwellings 10 for otherwise	30	3-35 for dwellings and 3-35 otherwise
I	30000	150	40	30	30	2-35 for dwelling 5 for otherwise

Item D:

In Subsection 4.1.2, notes 8, 9, and 10 are to be removed, as follows (~~crossed out language~~ indicates removed language and **bolded underlined language** indicates added language):

8. In the ~~CO~~ District, lot coverage by buildings shall not exceed 30% and minimum building separation shall be 20 feet. **Reserved.**

9. In the ~~CO~~ District, the front, side and rear setback for office use shall be increased to 60' when all or any part of the front, side or rear yard includes the 100 foot buffer area provided for herein being a separate landscape buffer area along the northern edge of the zoning district, running easterly from a point on Chestnut Street, adjacent to land now or formerly of Frank Summers, a distance of 63.82 feet, and then running northerly along said land of Frank Summers a distance of 110 feet, and then running easterly along the northern boundary of the zoning district perpendicular to Mount View Drive, a distance of 566.31 feet, (the "Northernmost Zone Line"). **Reserved.**

10. In the ~~CO~~ District, the Front, Side and Rear Setbacks for Parking and Signs shall be increased to 100 feet when all or any part of the front, side, or rear yard includes the 100 foot buffer area provided for herein being a separate landscape buffer area along the northern edge of the zoning district, running easterly from a point on Chestnut Street, adjacent to land now or formerly of Frank Summers, a distance of 63.82 feet, and then running northerly along said land of Frank Summers a distance of 110 feet, and then running easterly along the northern boundary of the zoning district perpendicular to Mount View Drive, a distance of 566.31 feet, (the "Northernmost Zone Line"). **Reserved.**

Item E:

In Subsection 5.1.6, the whole shall be replaced, as follows (~~crossed-out language~~ indicates removed language and **bolded underlined language** indicates added language):

~~5.1.6 Special Provisions for the Office Commerce (CO) District. The following parking regulations shall control in the Office Commerce district notwithstanding the existence of any conflicting requirements contained herein.~~

~~1. Adequate off-street parking must be provided on paved surfaces to service all parking demand created by new construction, whether through new structures or additions to old ones, and by change of use of existing structures. Such parking shall be either on the same premises as the activity it services or within three hundred (300) feet on a separate parcel, which may be jointly used with other premises for this purpose.~~

~~2. Schedule of Parking Area Requirements:~~

Use	Minimum Number of Spaces Required
Dwellings	2 spaces per dwelling unit
Offices, research facilities	3 spaces per 1,000 square feet of leasable floor space
Others	Individually determined by the Building Inspector upon advisory report of the Planning Board where required in compliance with 9.4

~~3. For parking areas of eight (8) cars or more, the following shall apply:~~

~~a. Parking area use shall not require backing on a public way.~~

~~b. There shall be not more than one (1) entrance and one (1) exit from such lots per two hundred (200) feet of street frontage or fraction thereof. If necessary to meet this requirement, uses shall arrange for shared egress.~~

~~4. Parking areas shall be illuminated to provide appropriate visibility and security during hours of darkness. **Reserved.**~~

Item F:

In Subsection 5.3.9, Commercial Office "CO" shall be removed from the Table as follows (~~crossed-out language~~ indicates removed language and **bolded underlined language** indicates added language):

5.3.9 Maximum Total Area of Signs in Commercial and Industrial Zones. Subject to the provisions of this section, the maximum total area of signs in Commercial and Industrial Zones shall be determined as follows:

Zoning Districts	Maximum Total Sign Area per Foot of Lot Frontage on the Street Towards Which the Building is Oriented (square feet per foot)
Commercial Highway "CH"	2.0
Commercial Downtown "CD"	2.0
Commercial Neighborhood "CN"	1.0
Commercial Village "CV"	1.0
Commercial Office "CO"	1.0
Industrial "I"	2.0

Item G:

In Subsection 5.5, the whole shall be replaced, as follows (~~crossed out language~~ indicates removed language and **bolded underlined language** indicates added language):

~~5.5 LANDSCAPING AND SCREENING IN THE OFFICE COMMERCE DISTRICT~~
Reserved.

~~5.5.1 General. Landscaped buffer areas are required in all side and rear setbacks the Office Commerce district with no more than minor removal of existing trees and ground vegetation as specified in Section 5.5 except as follows. In the event of a conflict between this section and Section 5.7, the terms and conditions of this section shall control.~~

~~5.5.2 Screening and Perimeter Landscaping. All commercial uses shall be separated from the street and from adjacent residential districts by landscaped buffer areas.~~

~~1. All parking areas shall be screened at the front lot line with landscaped buffers, which shall be at least ten (10) feet in depth and shall create a strong impression of separation between the street and the developed area of the site without necessarily eliminating visual contact between them. Buffer area shall be continuous except for vehicular and pedestrian circulation facilities.~~

~~5.5.3 Buffering between Office Commerce and Adjoining Districts.~~

~~1. Landscaped buffers shall be provided at the perimeter of the Office Commerce district to screen parking and other vehicular service areas.~~

~~2. Except as provided below in Sub-section 5.5.3.3, such landscape screening shall consist of a landscaped area at least ten (10) feet wide~~

~~along Chestnut Street and at least ten (10) feet wide along all other boundaries of the zoning district and shall create an effective visual barrier from ground level to a height of at least five (5) feet.~~

- ~~3. A separate landscape buffer area shall exist along the northern edge of the zoning district, running easterly from a point on Chestnut Street, adjacent to land now or formerly of Frank Summers, a distance of 63.82 feet, and then running northerly along said land of Frank Summers a distance of 110 feet, and then running easterly along the northern boundary of the zoning district perpendicular to Mount View Drive, a distance of 566.31 feet, (the "Northernmost Zone Line"). This separate landscape buffer area shall be at least 50 feet wide, from such Northernmost Zone Line and shall create an effective visual barrier from ground level to a height of at least five (5) feet.~~
- ~~4. The landscape buffer areas may only be used for conservation uses, aesthetic uses, non-commercial uses, not for profit uses, and municipal purposes. The landscape buffer areas may not be used for any of the following purposes:
Construction of buildings or structures on or above the ground
Storing or dumping of materials
Removal of trees, shrubs or other existing vegetation
Removal of loam, rock, or other earthen materials
Activities which will interfere with the area remaining predominantly in a natural condition
Activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation~~

~~5.5.4 Buffer Areas. Buffer areas and screening required by this section may be comprised of brick or stone-faced walls, planted berms, wood fences, planted vegetation and/or existing vegetation or any combination thereof. Walls or fences exceeding four and one-half (4 1/2) feet in height shall have plantings on the side facing the lot line and other than such walls or fences, shall not include pavement or impervious surfaces.~~

~~5.5.5 Interior Landscaping in Parking Areas. Parking areas containing eight (8) or more spaces shall contain or be bordered by at least one (1) tree per eight (8) spaces. Such trees shall be in any case not further than five (5) feet from the parking cell. The following shall also apply to parking areas containing twenty-five (25) or more spaces:~~

- ~~1. At least 3% of the interior of any parking lot containing twenty-five (25) or more spaces shall be maintained with landscaping including trees, in planting areas of at least eight (8) feet in width to provide visual and climatic relief unless a lesser percentage is allowed by the Planning Board as per the Site Plan Review process.~~

~~2. Interior landscaping shall be designed to define logical areas for pedestrian and vehicular circulation.~~

~~3. Landscaped islands and buffers shall have a minimum width of eight (8) feet and shall contain at least one (1) tree per one hundred (100) square feet.~~

Item H:

In Subsection 5.7.4, the whole shall be replaced, as follows (~~crossed-out language~~ indicates removed language and **bolded underlined language** indicates added language):

~~5.7.4 Performance Standards. The performance standards set forth in this subsection are designed to encourage a high standard of development by providing assurance that uses within the Office Commerce district shall be compatible with neighboring land uses in the vicinity.~~

~~1. Noise levels shall be in conformance with the noise bylaw. (Chapter 204 of the Ashland Code.)~~

~~2. Vibration shall not be discernible to any human's sense of feeling for three (3) minutes in any one (1) hour for a total of 15 minutes in any one day, or producing an acceleration of more than one-tenth (0.1) G.~~

~~3. Heat, glare or electrical disturbance shall not be discernible from the outside of any structure.~~

~~4. Smoke shall not be visible beyond a shade darker than No. 1 on the Ringelmann Smoke Chart.~~

~~5. Air pollution shall not be detectable for any emission of solid or liquid particles in concentrations exceeding three-tenths (0.3) grains per cubic foot of the conveying gas or air at any point.~~

~~6. Emissions shall not endanger human health, or cause damage to animals, vegetation or property, or cause spillage at any point beyond the boundaries of the lot.~~

~~7. Odor shall not be detectable by the human senses without the aid of instruments beyond the structure boundaries of the lot. **Reserved.**~~

Item I:

In Subsection 5.7.5, the whole shall be replaced, as follows (~~crossed-out language~~ indicates removed language and **bolded underlined language** indicates added language):

~~5.7.5 Special Provisions for the Office Commerce (Commercial O) District.~~

~~1. No lighting fixture shall be located and directed as to be a hazard to traffic safety.~~

~~2. All incandescent light sources shall be constructed to direct light directly downward such to minimize the impact on any adjacent residential zones and abutting properties.~~

~~3. All noise generating machinery, including but not limited to fans, generators, and air conditioning units, shall be oriented away from residential areas and/or appropriately screened.~~

~~4. More than one (1) principal office building may be constructed on a single lot provided that the Planning Board during the Site Plan Review process determines that each building is served by access and services that are functionally equivalent to those required for separate lots in Chapter 344, Subdivision of Land.~~

Item J:

To modify the "Town of Ashland, Massachusetts Zoning Map" amended to May 6, 2015 to reflect the removal of the Office Commerce Zoning District. The parcels will be rezoned as Residence A Zoning District. The proposed zoning district change includes all or a portion of the following properties off Chestnut Street identified in Assessors Map 24, Parcels 12 and 123.

or pass any vote or take any action relative thereto.

Section 4.1.6 Dimensional Requirements for Multiple Principle Uses -

Article ___: Amend Town of Ashland Code
Board _____

Sponsor: Planning

To see if the Town will vote to amend the Town of Ashland General Bylaws Section 282 (Zoning), as follows (**underline and bold** is proposed language and ~~cross through~~ is proposed omitted language):

Dimensional Requirements for Multiple Principle Uses Section 4.1.6 as follows:

~~4.1.6 Dimensional Requirements for Multiple Principal Uses. Multiple Principal Uses on the same lot irrespective of whether such uses are in the same building or multiple buildings, each must meet the dimensional requirements of Residential, Commercial, Industrial and other zoning districts as applicable, without counting any area, frontage or yard twice. Not more than one (1) principal building shall be erected on a lot unless each such building is serviced by access and services determined by the Inspector of Buildings to be functionally equivalent to those required for separate lots by the Planning Board in Chapter 344, Subdivision of Land.~~

or pass any vote or take any action relative thereto.

Groundwater Protection Overlay District – Section 8.2

Article ____: Amend Town of Ashland Code
Works and Planning Board

Sponsor: Department of Public

To see if the Town will vote to amend the Town of Ashland General Bylaws Section 282 (Zoning), as follows (**underline and bold** is proposed language and ~~cross-through~~ is proposed omitted language) and to modify the "Town of Ashland, Massachusetts Zoning Map" as shown bubbled in red on the Proposed Zoning Map.

- A. To modify the Town of Ashland, Massachusetts Zoning Map amended to May 6, 2015 to extend the Groundwater Protection Overlay District by adding all or a portion of the following parcels from the Assessors Map: 25-172 -140 ELIOT ST; 25-168 -152 ELIOT ST; 25-171 - 144 ELIOT ST; 25-282 -165 ELIOT ST; 25-281 - 155 ELIOT ST; 25-358 - 157 ELIOT ST; 25-164- 166 ELIOT ST; 25-276 - 12 LONG HILL RD; 25-245 -115 ELIOT ST; 29-048 - 176 PROSPECT ST; 29-020 - PROSPECT ST; 29-035 - 224 PROSPECT ST; 29-034 - PROSPECT ST; 29-075 - 14 RAYMOND WAY; 29-079 - 242 PROSPECT ST; 29-022 - 11 MEADOWBROOK LN; 29-033 - 232 PROSPECT ST; 29-076 - 8 RAYMOND WAY; 29-044 - 186 PROSPECT ST; 29-040 - 198 PROSPECT ST; 29-097 - 71 RAYMOND WAY; 25-170 - 146 ELIOT ST; 25-189 - 15 WEBSTER RD; 29-008 - 187 PROSPECT ST; 29-015 - 2 MEADOWBROOK LN; 29-013 - MEADOWBROOK LN; 25-190 - 19 WEBSTER RD; 25-176 - 114 ELIOT ST; 25-246 - 119 ELIOT ST; 25-273 - 30 LONG HILL RD; 25-177 - 108 ELIOT ST; 25-272 - 34 LONG HILL RD; 25-249 - 17 LONG HILL RD; 25-287 - 307 CEDAR ST; 25-283 - 173 ELIOT ST; 25-165 - 164 ELIOT ST; 25-166 - 160 ELIOT ST; 25-167 - 156 ELIOT ST; 25-192 - 16 WEBSTER RD; 25-244 - 4 ELIOT CIR; 25-180 - 96 ELIOT ST; 25-250 - 21 LONG HILL RD; 29-041 - 196 PROSPECT ST; 29-024 - 225 PROSPECT ST; 29-023 - 7 MEADOWBROOK LN; 29-012 - 199 PROSPECT ST; 29-063 - 80 RAYMOND WAY; 29-062 - 84 RAYMOND WAY; 29-065 - 64 RAYMOND WAY; 29-047 - 178 PROSPECT ST; 29-045 - 184 PROSPECT ST; 29-046 - 180 PROSPECT ST; 29-007 - 183 PROSPECT ST; 29-028 - MEADOWBROOK LN; 29-051 - 166 PROSPECT ST; 29-052 - 93 ELIOT ST; 29-053 - 97 ELIOT ST; 29-098 - RAYMOND WAY; 25-243 - 8 ELIOT CIR; 25-278 - 139 ELIOT ST; 29-032 - PROSPECT ST; 29-030 - 229 PROSPECT ST; 29-029 - 1 MEADOWBROOK LN; 29-006 - 181 PROSPECT ST; 29-049 - 174 PROSPECT ST; 29-055 - ELIOT ST; 29-064 - 70 RAYMOND WAY; 29-050 - 170 PROSPECT ST; 29-057 - RAYMOND WAY; 29-058 - RAYMOND WAY; 29-037 - 212 PROSPECT ST; 29-038 -208 PROSPECT ST; 29-009 - 191 PROSPECT ST; 29-039 - 204 PROSPECT ST; 29-043 - 188 PROSPECT ST; 29-042 - 192 PROSPECT ST; 25-241 - 107 ELIOT ST; 29-056 - 11 ELIOT CIR; 25-356 - 101 ELIOT ST; 25-357 - 103 ELIOT ST; 25-182 - 92 ELIOT ST; 25-181 - 90 ELIOT ST; 25-247 - 125 ELIOT ST; 25-248 - 13 LONG HILL RD; 25-179 - 102 ELIOT ST; 25-174 - 130 ELIOT ST; 25-175 - 124 ELIOT ST; 25-178 - 0 PROSPECT ST; 25-277 - 133 ELIOT ST; 25-191 - 20 WEBSTER RD; 29-031 - PROSPECT ST; 29-081 - 7 RAYMOND WAY; 29-080 - 238 PROSPECT ST; 29-017 - 12 MEADOWBROOK LN; 29-016 - 6 MEADOWBROOK LN; 29-010 - 193 PROSPECT ST; 29-011 - 195 PROSPECT ST; 25-279 - 145 ELIOT ST; 25-280 - 151 ELIOT ST; 25-169 - 148 ELIOT ST; 25-215 - 73 FRUIT ST; 25-275 - 14 LONG HILL RD; 25-274 - 22 LONG HILL RD; 29-025 - 219

PROSPECT ST; 29-021 - 211 PROSPECT ST; 29-026 - 215 PROSPECT ST; 29-078 - 244 PROSPECT ST; 29-019 - PROSPECT ST; 29-072 - 30 RAYMOND WAY; 28-070 - CHESTNUT ST; 29-018 - MEADOWBROOK LN; 29-054 - RAYMOND WAY; 29-036 - 216 PROSPECT ST; 25-183 - 146 PROSPECT ST; 29-027 - 207 PROSPECT ST; 25-173 - ELIOT ST; 29-154 - PROSPECT ST

- B. And to amend the reference to the current zoning map in Groundwater Overlay Protection District Section 8.2.4 Establishment and Delineation as follows:

8.2.4 Establishment and Delineation. For the purposes of this district, there are hereby established within the Town certain groundwater protection areas, consisting of aquifers or recharge areas which are delineated **on the current Zoning Map and identified as "Ground Water Protection Overlay District"** on a map. ~~This map is at a scale of one (1) inch to one thousand (1,000) feet and is entitled "Groundwater Protection District," Town of Ashland, dated September 22, 1994. This map is hereby made a part of the Ashland Code and is on file in the office of the Town Clerk.~~

or pass any vote or take any action relative thereto.