

**Proposed Zoning Amendments for Spring Town Meeting-
Public Hearing: April 12, 2018**

Section 2.3 Zoning Map Reference

#1 - -To see if the Town will vote to amend the Town of Ashland General Bylaws Chapter 282, Section 2.3 as follows (**underline and bold** is proposed language and ~~cross through~~ is proposed omitted language) to amend the zoning map reference to the current map on file with the Office of Town Clerk.

2.3 ZONING MAP. The boundaries of these districts are defined and founded on the map entitled, "Town of Ashland, Massachusetts Zoning Map" ~~index FY 2009,~~ scale: 1" = approx. 1000', effective date 9/7/72, **as revised and amended and** ~~revised date June 2008,~~ a copy of which is on file in the office of the Town Clerk, and that the map and all explanatory matter thereon is hereby made a part of this chapter.

Section 9.4.4 Required Site Plans and Design Plan Review Contents

#2 - - To see if the Town will vote to amend the Town of Ashland General Bylaws Chapter 282, Section 9.4.4 as follows (**underline and bold** is proposed language and ~~cross through~~ is proposed omitted language) to add a project narrative as an application requirement.

9.4.4 Required Site Plans and Design Plan Review Contents. All site plans shall be prepared by a registered architect, landscape architect or professional engineer, unless this requirement is waived by the Planning Board because of unusually simple circumstances. The construction standards set forth in the Planning Board's Regulations Governing the Subdivision of Land, or the standards otherwise adopted by the Planning Board as part of its rules and regulations, shall govern all construction, unless waived by the Planning Board. The Planning Board may waive any information requirements it judges to be unnecessary to the review of a particular plan. All site plans shall be on standard twenty-four-by-twenty-six-inch sheets and shall be prepared at a minimum scale of one (1) equals forty (40) feet or as approved by the Planning Board or its agent and shall show:

1. The location and boundaries of the lot and adjacent streets or ways and the location and owners' names of all adjacent properties.
2. Existing and proposed topography, including contours, the location of the wetlands (as defined by the Massachusetts Wetlands Protection Act), streams, water bodies, drainage swales, areas subject to flooding and unique natural land features.
3. Existing and proposed structures, including dimensions and elevations.
4. The location of parking and loading areas, driveways, walkways, access and egress points, curb cuts, handicapped spaces and fire lanes. Such

information shall be provided on a separate sheet which also depicts and assures accessibility and travel flow compatibility, using recognized standards (DOT), for all types of vehicles intended to utilize the proposed site.

5. The location and description of all proposed septic systems, water supply, storm drainage systems, utilities and refuse and other waste disposal methods, including compactors, dumpsters and the equivalent.
6. Proposed landscape features, including the location and description of screening, fencing and plantings.
7. The location, dimensions, height and characteristics of proposed signs.
8. The location and description of all outdoor and streetlighting, including methods of screening adjacent properties and public ways from glare.
9. The location and description of proposed open space or recreation areas, if provided.
10. In the case of commercial or industrial projects, information on the types of business that may be operating on the property, so as to plan accordingly for the needs of specific types of businesses. In the case of projects where it is unclear what specific use will be involved, the applicant shall be required to provide information on the general characteristics to which uses on the site shall conform.
11. A construction timetable indicating estimated startup and completion dates.
12. An architectural rendering and/or cross-section of the development shall be submitted.
- 13. A separate Project Narrative that includes a description of the proposed uses and a written summary of the site plan.**