



Planning Board Continued Public Hearing

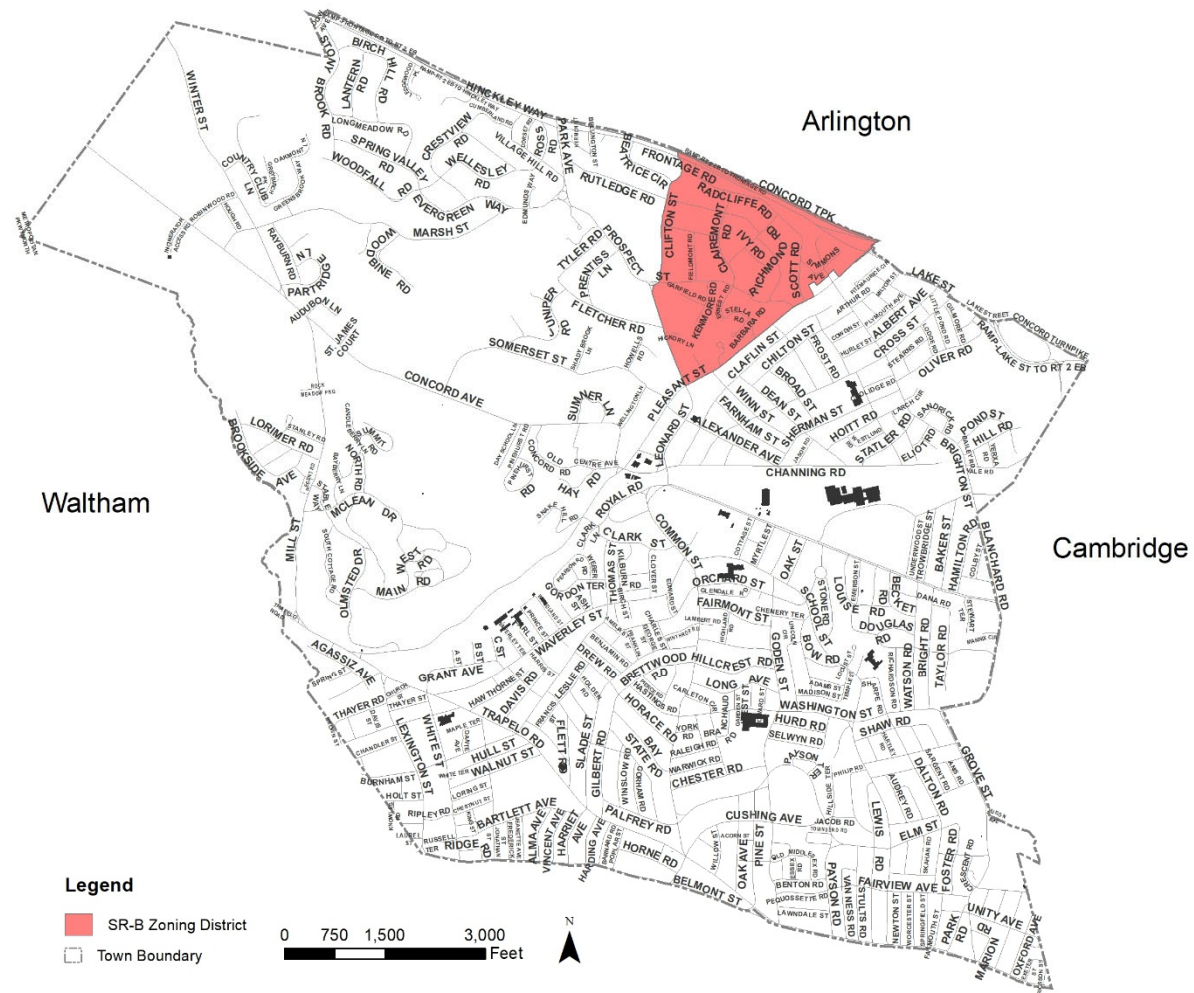
Single Residence B

Proposed 2019 Zoning
Amendments

Tuesday, March 19, 2019



Locus Map



Public Hearing for Proposed SR-B Zoning Amendment

Outstanding Questions for the Board

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As drafted, any increase in the height (feet or stories) no matter the GFA will require a Special Permit from the PB. Is this the intent of the PB?

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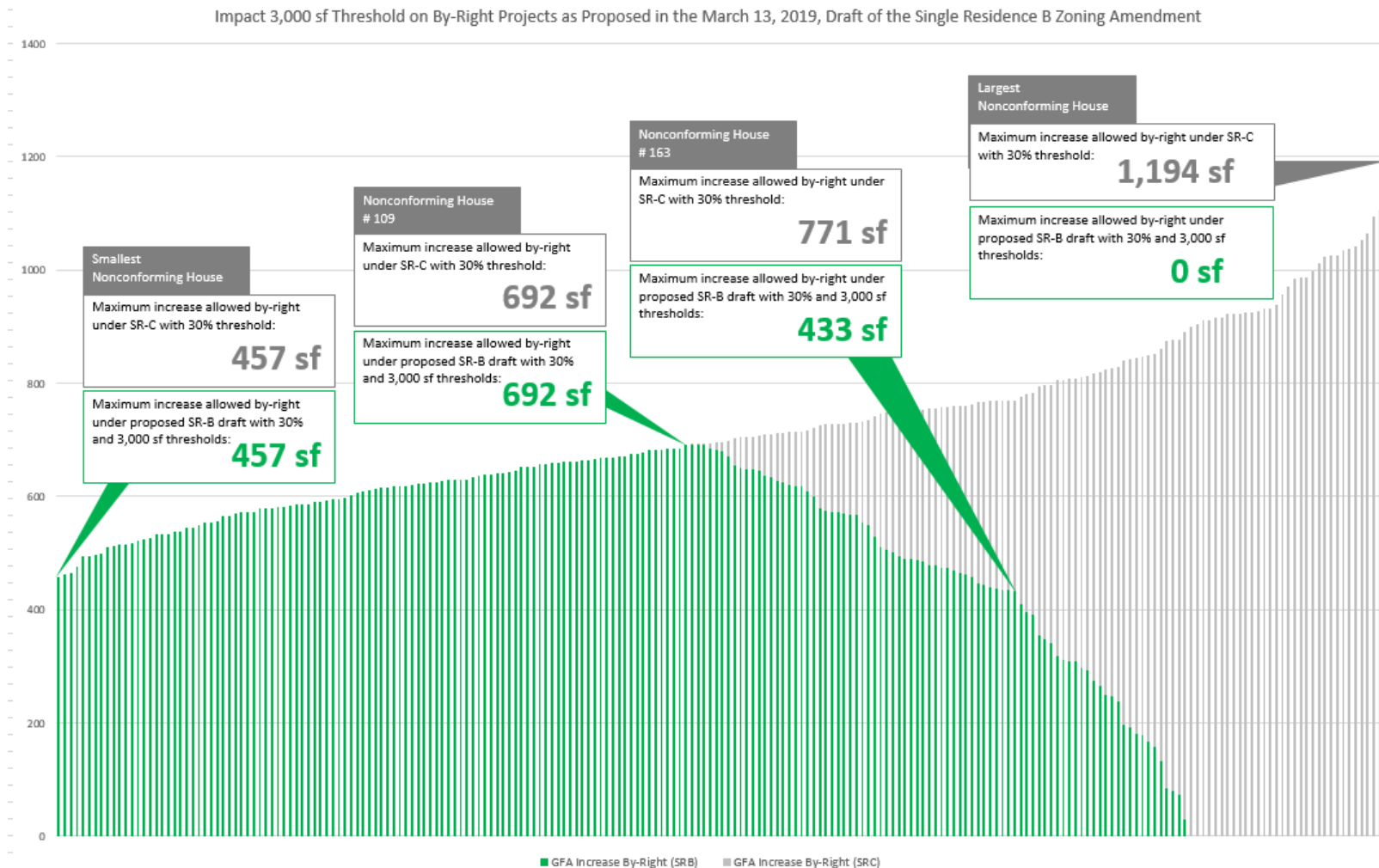
Special Permit Triggers

2. If the Building Commissioner determines that such proposed alteration or structural change to the existing nonconforming structure increases:

- a) **The height in feet or in number of stories;** or,
- b) The gross floor area by:
 - i. More than thirty percent (30%), or,
 - ii. Any amount that results in a structure with a gross floor area (including basements and any interior parking and loading areas, but not including cellars or areas having less than six feet floor-to-ceiling height) of **3,000 sf** or greater,

Either as a standalone application, in and of itself, or when combined with the gross floor area added to the structure during the five-year period preceding the date of the pending application, then the proposed alteration or structural change shall require a Special Permit from the Planning Board.

3,000 sf Threshold Analysis



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Special Permit Triggers

2. If the Building Commissioner determines that such proposed alteration or structural change to the existing nonconforming structure **either**:

a) Increases the gross floor area, either as a standalone application, in and of itself, or when combined with the gross floor area added to the structure during the five-year period preceding the date of the pending application, by:

- i. More than thirty percent (30%), or,
- ii. Any amount that results in a structure with a gross floor area (including basements and any interior parking and loading areas, but not including cellars or areas having less than six feet floor-to-ceiling height) of 3,000 sf or greater; or,

b) Alters the nonconforming height of the structure, either in feet or in number of stories, no matter the gross floor area of either the alteration or the existing structure;

Then the proposed alteration or structural change shall require a Special Permit from the Planning Board.

Topographic Considerations

- (4) The Planning Board may grant a Special Permit under this Section 1.5.4.B. (2) or (3) if it finds that the enlarged building:
 - c) Is appropriate in scale and mass for the neighborhood, and addresses topographic **challenges conditions** in a way that avoids the disproportionate distribution of bulk and mass, with particular consideration for the minimization of impacts imposed upon abutting properties;
- (5) In making any Special Permit decision pursuant to this Section 1.5.4.B. (2) or (3), the Planning Board shall consider the following:
 - c) Topographic **challenges conditions** faced by Applicants, and the degree to which Applicants mitigate potential detrimental impacts upon abutters;

Clarification in the Language

The Assessor's Database indicates that there are: single-family, two-family, and condominiums in the SR-B, therefore the term "Dwelling" was used to capture all of these types of housing since it is already defined in the Zoning By-Law as:

A building containing one or more dwelling units separated by side yards from any other structure or structures except accessory buildings.

As a result, the following revisions were made throughout the proposed amendment:

nonconforming ~~single and two-family~~ dwelling structure