

Guide to Article 6....a five (5) part Article

<u>Sub-part</u>	<u>Topic</u>	<u>What we're proposing</u>	<u>Why we're proposing it</u>	<u>Amendments from residents*</u>	<u>PB vote on amendment</u>
1	Grade (of the lot)	Allow grade to be lowered (currently can only lower or raise by 12 inches)	Lowering grade can help reduce sense of size and bulk	None	N/A
2	Special Permit required for certain classes of construction on nonconforming lots	Require a Special Permit from the PB in two cases: 1. Applicant wants to increase gross floor area by more than 30% 2. Applicant has demolished the house and wants to rebuild a larger house and/or on a different footprint	Control "mega houses" that reduce the quality of life/value of neighboring houses and impair the character of the neighborhood	<p>Amendment 4 Change wording and grammar</p> <p>-----</p> <p>Amendment 5 Change wording and grammar in section of by-law that controls GR districts</p> <p>-----</p> <p>Amendment 7 Eliminate "design" as consideration in Special Permit review</p> <p>-----</p> <p>Amendment 8 Allow addition of 2nd story by-right</p>	<p>Unfavorable. Makes language inconsistent with rest of Zoning By-Law. PB is developing plan for orderly cleanup</p> <p>-----</p> <p>Unfavorable: Changes in GR zoning are beyond scope and were never discussed at a public hearing</p> <p>-----</p> <p>Unfavorable: Design is a key element in minimizing apparent bulk and crucial to character of the neighborhood</p> <p>-----</p> <p>Unfavorable: Allows 1,300 sf house on a 3,500 sf lot to become a 3,100 sf house by-right</p>
3	Height	30' to midpoint and 34' to highest point of roof	Stop out of scale construction	None	N/A
4	HVAC and propane tank placement	Set back 10' from front of house, not in setbacks, not visible from street or neighboring houses. Current installations grandfathered.	Appearance of neighborhood, noise concerns. (If close to your house, you'll buy a quieter unit)	<p>Amendment 2 Install 5' back from front of house; place "adjacent" to house; "minimize" visibility.</p> <p>-----</p> <p>Amendment 6 Install 5' back from front of house</p>	<p>Unfavorable: Weakens protection for neighbors; vague language makes enforcement difficult</p> <p>-----</p> <p>Unfavorable: Weakens protections for neighbors; reviewed small lots to make sure works</p>
5	Front setback	Average of abutting houses	Avoid "missing tooth" effect	None	N/A