

PLANNING BOARD ARTICLES FOR ATM

Article 17: Amendment of Section 2.5.3, Flood Plain District, of the Zoning Bylaws

To see if the Town will vote to amend the Bolton Zoning Bylaws by deleting in its entirety Section 2.5.3, Flood Plain District, and inserting in its place the following new Section 2.5.3, Flood Plain District:

2.5.3.1 The Flood Plain District is hereby established as an overlay district. The underlying permitted uses are allowed provided that they meet the following additional requirements as well as those of the Massachusetts State Building Code dealing with construction in flood plains. The Flood Plain District includes all special flood hazard areas within the Town of Bolton designated as Zone A, and AE, on the Worcester County Flood Insurance Rate Maps (FIRMs) and the Flood Boundary and Floodway maps, issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Worcester County FIRMs that are wholly or partially within the Town of Bolton are panel numbers 25027C0457E, 25027C0459E, 25027C0466E, 25027C0467E, 25027C0476E, 25027C0478E, 25027C0479E, 25027C483E, 25027C0486E, 25027C0488E and 25027C0489E, dated July 4, 2011. 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 Worcester County Flood Insurance Study (FIS) report dated July 4, 2011. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Board of Health, Conservation Commission and Building Inspector.

2.5.3.2 Development Regulations

The following requirements apply in the Flood Plain District:

(a) Within Zone A, where the base flood elevation is not provided on the FIRM, the applicant shall obtain any existing base flood elevation data and it shall be reviewed by the Building Inspector for its reasonable utilization toward meeting the elevation of flood proofing requirements, as appropriate, of the State Building Code.

(b) In the floodway, designated on the Flood Boundary and Floodway Map, the following provisions shall apply:

1. All encroachments, including fill, new construction, substantial improvements to existing structures, and other development are prohibited unless certification by a Registered Professional Engineer is provided by the applicant demonstrating that such encroachment shall not result in any in-crease in flood levels during the occurrence of the 100-year flood.

2. Any encroachment meeting the above standard shall comply with the flood plain requirements of the State Building Code.

(c) In Zones A, and AE, along watercourses that have not had a regulatory floodway designated, 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 community during the occurrence of the base flood discharge.

(d) Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is the lesser, within unnumbered A zones.

(e) Notification of Watercourse Alteration

In a riverine situation, the Building Inspector shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities
- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700
Boston, MA 02114-2104
- NFIP Program Specialist
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

(f) Other Use Regulations

All subdivision proposals must be designed to assure that:

- a) such proposals minimize flood damage;
- b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
- c) adequate drainage is provided to reduce exposure to flood hazards.

2.5.3.3 Reference to Existing Regulations

The Flood Plain District is established as an overlay district to all other districts. 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 of the Massachusetts State Building Code which addresses floodplain and coastal high hazard areas (currently 780 CMR 120.G, "Flood Resistant Construction and Construction in Coastal Dunes");
- Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
- Inland Wetlands Restriction, DEP (currently 310 CMR 13.00);
- Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5);

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 these state regulations,

2.5.3.4 **Applicability**
Nothing contained in this section shall limit the authority of the Board of Health, Conservation Commission, and Planning Board with respect to premises in the Flood Plain District or affect the applicability of any other Bylaw to any building activity in the Flood Plain District;

or do or act relating thereto.

Sponsor: Planning Board

Summary: This amendment to the existing Flood Plain District Bylaw is to reflect the revised Worcester County Flood Insurance Rate Maps (FIRM's) dated July 4, 2011 and associated language. This is a federal requirement for communities that choose to participate in the National Flood Insurance Program.

Board of Selectmen Recommendation:

Advisory Committee Recommendation:

Vote required: 2/3 majority

Article 18: Adoption of Maps Issued by the Federal Emergency Management Agency

To see if the Town will vote to adopt digital and hard copies of the Worcester County Flood Insurance Rate Maps (FIRMs) dated (July 4, 2011) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Worcester County FIRMs that are wholly or partially within the Town of Bolton are panel numbers 25027C0457E, 25027C0459E, 25027C0466E, 25027C0467E, 25027C0476E, 25027C0478E, 25027C0479E, 25027C483E, 25027C0486E, 25027C0488E and 25027C0489E, dated July 4, 2011. 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 Worcester County Flood Insurance Study (FIS) report dated July 4, 2011, or do or act relating thereto.

Sponsor: Planning Board

Summary: This amendment to the existing Flood Plain District Bylaw is to reflect the revised Worcester County Flood Insurance Rate Maps (FIRM's) dated July 4, 2011 and associated language. This is a federal requirement for communities that choose to participate in the National Flood Insurance Program.

Board of Selectmen Recommendation:

Advisory Committee Recommendation:

Vote required: 2/3 majority

Article 19: Amendment to the Zoning Bylaws, to Add Section 2.2.4

To see if the Town will vote to amend the Bolton Zoning Bylaws by inserting the following new section

2.2.4 **Design Review Criteria**
In making decision on proposals for Special Permits or Variances for business or industrial uses, the Board of Appeals shall consider the Design Review Guidelines in Section 2.5.5.7.,

or do or act relating thereto.

Sponsor: Planning Board

Summary: The Planning Board received a grant through the Regional Planning Agency (Metropolitan Area Planning Council) and has been working with a consultant to develop design guidelines as identified as a goal of the 2006 Master Plan.

Board of Selectmen Recommendation:

Advisory Committee Recommendation:

Vote required: 2/3 majority

Article 20: Amendment to the Zoning Bylaws, Section 2.4.2.2

To see if the Town will vote to amend Section 2.4.2.2 Sign Regulations of the Bolton Zoning Bylaws as follows (deletions in *parenthesis and italics*) and additions are underlined);

2.4.2.2 No sign shall be oscillating, flashing, operating with moving parts or display the illusion of motion. No sign shall be internally lit,

or do or act relating thereto

Sponsor: Planning Board

Summary: The Planning Board received a grant through the Regional Planning Agency (Metropolitan Area Planning Council) and has been working with a consultant to develop design guidelines as identified as a goal of the 2006 Master Plan.

Board of Selectmen Recommendation:

Advisory Committee Recommendation:

Vote required: 2/3 majority

Article 21: Amendment to the Zoning Bylaws, Section 2.5.5.5 (h)

To see if the Town will vote to amend Section 2.5.5.5 (h) Special Permits for Zoning Use of the Bolton Zoning Bylaws as follows (deletions in *parenthesis and italics*) and additions are underlined);

(h) the degree to which the project design is in harmony with the neighborhood and the environment (*;and*) and the degree to which the project meets the design review criteria set forth in Section 2.5.5.7, and any Design Review Guidelines hereafter adopted by the Planning Board pursuant to this section; and;

or do or act relating thereto.

Sponsor: Planning Board

Summary: The Planning Board received a grant through the Regional Planning Agency (Metropolitan Area Planning Council) and has been working with a consultant to develop design guidelines as identified as a goal of the 2006 Master Plan.

Board of Selectmen Recommendation:

Advisory Committee Recommendation:

Vote required: 2/3 majority

Article 22: Amendment to Section 2.5.5.6 of the Zoning Bylaws

To see if the Town will vote to amend Section 2.5.5.6 of the Bolton Zoning Bylaws by inserting the following new subsections:

- (j) Design Review Criteria: In making decision on proposals for Site Plan Approval, the Board of Selectmen shall consider the Design Review Criteria in Section 2.5.5.7.,
- (k) Development Impact Study: To facilitate the Site Plan Approval by the Selectmen, and, where needed, Special Permit Review by the Planning Board and Zoning Board of Appeals, the developer of all new commercial or industrial development, or expansions of existing development, may be required to submit as part of their application, a written analysis of the impact of their project on the community. This Development Impact Statement (DIS) shall include, but will not be limited to any of the following studies as determined by the appropriate permitting authority, and shall be prepared by registered professional engineers or other qualified professionals with expertise in the relevant subject matter areas:
 - Environmental Impact Assessment (i.e., light, noise, storm water, groundwater, utilities, odor, vibration, sight lines etc.)
 - Fiscal Impact Assessment (i.e., Municipal Facilities and Services, school population, impact on adjacent public and private properties)
 - Community Impact Assessment (i.e., Open space preservation, residential privacy, recreation and pedestrian impact, scale and character)
 - Traffic, Parking and Transportation Assessment

This analysis shall be reviewed by the Town's consulting engineer(s) at the applicant's expense. The appropriate permitting authority may waive in part, or in whole the requirement for the DIS. The intent of the DIS is to enable the town to determine and evaluate those methods to be used by the applicant to determine the project's impact on the town and to promote the environmental health of the community, and to minimize the environmental degradation of the Town's natural resources.

or do or act relating thereto.

Sponsor: Planning Board

Summary: The Planning Board received a grant through the Regional Planning Agency (Metropolitan Area Planning Council) and has been working with a consultant to develop design guidelines as identified as a goal of the 2006 Master Plan.

Board of Selectmen Recommendation:

Advisory Committee Recommendation:

Vote required: 2/3 majority

Article 23: Amendment to the Zoning Bylaws, to Add Section 2.5.5.7 Design Review

Guidelines

To see if the Town will vote to amend Section 2.5.5 of the Bolton Zoning Bylaws by inserting the following new subsection:

- 2.5.5.7 Design Review Criteria:
The Planning Board shall consider the following additional design criteria in conducting Special Permit Review for all developments of business or mixed use

properties subject to Special Permit Review under the Town of Bolton Zoning Bylaw. The Board of Selectmen may also use these criteria in undertaking Site Plan Review for all business projects in the Town of Bolton subject to Site Plan Review. The Board of Appeals shall also consider these criteria in review of special permits and variances for all business and industrial uses. The Planning Board, from time to time, may adopt additional Design Review Guidelines Regulations to advance the goals of this section and to provide more detailed examples for prospective developers.

Design Goals:

Buildings and renovations shall be of a design similar to or compatible with traditional architecture in the Town of Bolton in terms of scale, massing, roof shape, spacing and exterior materials. The design standards are intended to promote quality development consistent with the Town's sense of history, human scale and pedestrian-oriented village character.

Building Scale:

The size and detailing of buildings shall reflect the community preference for moderate-scale structures that resemble houses or barns, and do not resemble "big box shopping centers". New buildings and/or substantial alterations shall incorporate features to add visual interest while reducing the appearance of bulk or mass. Such features include varied facades, rooflines and roof heights; materials; awnings; dormers; roof overhangs; pitched roofs; well-proportioned windows and details such as brick chimneys or shutters.

Buildings shall relate to the pedestrian scale by:

- Including appropriate architectural details to add visual interest along the ground floor of all facades that face streets, squares, pedestrian pathways, parking lots, or other significant pedestrian spaces.
- Articulate the base, middle, and top of the facade separated by cornices, string cornices, step-backs or other similar features.
- Continuous lengths of flat, blank walls adjacent to streets, pedestrian pathways, or open spaces shall not be permitted.

Roof Form:

New construction, including new development above existing buildings and/or substantial alterations, shall incorporate gables or other traditional pitched roof forms which will be consistent with the historic architecture of the Town of Bolton. Flat roofs are discouraged.

Mechanical equipment located on roofs shall be screened, organized and designed as a component of the roof design, and not appear to be a leftover or add-on element.

Entrances:

For all primary business and business/residential structures fronting on a public way, the building entrances shall be visible from the right-of-way and the sidewalk, and shall have an entrance directly accessible from the sidewalk; front entrances should be well defined and face the main street. To increase

accessibility, structures may also have entrances that provide more direct access to the parking areas beside or behind the structure. Doors shall not extend beyond the exterior facade into pedestrian pathways.

External Materials and Appearance:

Predominant wall materials shall have the appearance of wood, brick or stone that, if painted, shall be painted or coated in a non-metallic finish. Cladding materials should be consistent on all facades, or shall be an appropriate mix found in historic architecture in Bolton (e.g., clapboard front with shingled sides), with the exception of special design elements such as gables or dormers.

Awnings and canopies over windows and doors shall be compatible with the architectural style of the building. Colors and patterns used for awnings and canopies shall be subdued and compatible with any existing awnings on adjacent buildings.

Except for minor trim, the building shall avoid the appearance of reflective materials such as porcelain enamel or sheet metal. Window panes shall be non-reflective.

Ground floor commercial building facades facing streets, squares, or other significant pedestrian spaces shall contain transparent windows and other appropriate architectural details to add visual interest; the amount of windows may vary according to the architectural style of the structure and shall be appropriate to the building style and the intended use, with a general goal of 15 – 25 % fenestration of the first floor facade surface.

Historic Resources:

Wherever possible, existing historic structures on the site shall be preserved and renovated for use as part of the development. Any alteration of or addition to an existing historic structure shall employ materials, colors and textures as well as massing, size, scale and architectural features that compliment the original structure. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. The addition to, or new construction adjacent to, an historic structure should not necessarily be a copy of the historic structure. See the most recent edition of the Secretary of the Interior's Standards for the Treatment of Historic Properties, and any accompanying guideline documents, for guidance related in particular to additions to historic structures.

Other historic resources on the site, such as stone walls, shall, to the maximum extent feasible, be protected and incorporated into the proposed development.

Fencing and screening:

Parking areas, dumpsters and ground level mechanical equipment shall be screened from view from all adjacent residential areas by adequate vegetative screening or fencing. Landscaping and vegetative screening shall be preferred over fencing. A solid, year-round, evergreen hedge which will grow to six feet within three years, or a substantial, opaque fence at least six feet high, or

the equivalent, shall be installed and maintained in good condition. A strip of dense vegetation of shrubs and trees not less than 50 feet deep may be considered an equivalent. Parking areas shall be reasonably screened and landscaped to minimize the adverse views from the public way. No wall, fence, structure, planting or other obstruction to a driver's vision may be permitted at eye level, defined as three (3) to eight (8) feet above street grade, within twenty (25) feet from the intersection of street side lines, unless the town has adopted a separate line-of-sight bylaw, in which case that bylaw shall prevail.

Landscaping:

To the maximum extent possible, projects shall provide pedestrian-friendly amenities, such as public gathering/sitting areas, designated on-site sidewalks/pathways, sidewalks along the public road frontage of the parcel, and appropriate internal walkways. Links/sidewalks designed to connect parking areas with adjacent developments are encouraged to further the goal of providing safe pedestrian access to businesses within Bolton. Site landscaping shall be maximized, per Section 2.5.5.3 Greenspace Regulations. Mature trees, bioswales and infiltration strips should be included to provide shade, reduce heat-island effect, and to manage storm-water. Only native species shall be used in landscaping; no invasive species shall be allowed. The Board may require that trees removed as part of the development be replaced on-site or off-site. All vegetation included in the site plan shall be maintained and if necessary replaced from time to time to maintain the overall landscape design approved by the Board. The Planning Board, from time to time, may adopt additional landscaping guidelines as part of the Design Review Guidelines to advance the goals of this section and to provide more detailed examples for prospective developers.

Service Areas, Utilities and Equipment:

Service and loading areas and mechanical equipment and utilities shall be unobtrusive or sufficiently screened so that they are not visible from streets, adjacent residential zoning districts or primary public open spaces, and shall incorporate effective techniques for noise buffering from adjacent uses.

Lighting:

Building or area lighting for any business, commercial, industrial or other nonresidential private use shall be so arranged as to direct the light away from any street and from any premises residentially used or zoned. The applicant shall coordinate lighting fixture assembly with the surrounding architecture. Such exterior lights shall be mounted and shielded, such that light sources and lenses shall not be visible from any residential district. Luminaries shall be cutoff (down-light) type, with the mounting height not to exceed twenty (20) feet. Light overspill shall not create shadowing discernible without instruments on any residentially zoned premises. With the exception of limited security or safety lighting, all lighting shall be shut off during times outside of business operations. This section shall not apply to reasonable seasonal holiday lighting displays that shall be in place for 30 days or less.

Signage restrictions:

All proposed signs included in the development shall meet the requirements section 2.4.2.

Sustainable Building and Site Design:

It is desirable that new buildings constructed in the Town of Bolton comply with the current Leadership in Energy and Environmental Design (LEED) criteria, as promulgated by the U.S. Green Building Council to the maximum extent feasible. All site design shall follow, to the maximum extent feasible, the provisions of Low Impact Development (LID) techniques, as described by the Massachusetts Executive Office of Energy and Environmental Affairs, which defines LID as a suite of landscaping and design techniques that attempt to maintain the natural, pre-developed ability of a site to manage rainfall. LID techniques capture water on site, filter it through vegetation, and let it soak into the ground.

Parking:

To the maximum extent feasible, parking areas:

- shall be located behind or to the side of structures, and shall be strongly discouraged between the structure and the public right-of-way
- shall be screened with appropriate landscaping,
- shall be designed to minimize heat-island effects by including appropriate internal landscaping, with a minimum of one tree per 10 parking spaces and associated shrubs and other plantings that shall be incorporated into Low Impact Development storm-water infiltration facilities

Bicycle Parking:

Bicycle parking shall be provided for all new development, shall be at least 50 percent sheltered from the elements, and shall be located as close as possible to the building entrance(s). Any property may establish a shared bicycle parking facility with any other property owner within 150 feet.

Appointment of Design Advisory Team (DAT):

The Planning Board may, at its option, appoint a Design Advisory Team to assist in the review of any project being reviewed under this bylaw. Members of the DAT may include: one or more Planning Board member(s); Bolton Energy Committee member(s); Bolton Conservation Commission member(s); professional architects(s); landscape architect(s) or design related professionals(s); Historical Commission member(s); business owner(s). and other boards or committee member(s). Members shall be a resident of the Town of Bolton.

The DAT will provide advisory professional design review assistance to the Planning Board, Zoning Board of Appeals and Board of Selectmen.

The DAT may also submit a written report to the Planning Board, Zoning Board of Appeals, and Board of Selectmen. The DAT will be appointed at a regularly scheduled meeting where public notice has been provided.

At the direction of the Planning Board, a project applicant may be required to meet with the DAT to discuss resolution of design standards,

or do or act relating thereto

Sponsor: Planning Board

Summary: The Planning Board received a grant through the Regional Planning Agency (Metropolitan Area Planning Council) and has been working with a consultant to develop design guidelines as identified as a goal of the 2006 Master Plan.

Board of Selectmen Recommendation:

Advisory Committee Recommendation:

Vote required: 2/3 majority

Article 25: Funds to Obtain Professional Services for Traffic Study

To see if the Town will vote to transfer from available funds the sum of \$15,000 (Fifteen thousand dollars) to obtain professional services of a traffic engineer to conduct an independent traffic study and/or traffic improvements for Spectacle Hill and Century Mill Roads in relation to direct impacts from the Century Mill Estates subdivision; or do or act relating thereto.

Sponsor: Planning Board

Summary: One of the conditions of the Century Mill Estates subdivision approval was to grant the Town \$15,000 in lieu of a traffic study to obtain the services of a traffic engineer to conduct an independent traffic study or to pay for traffic improvements. These monies were deposited into the Town's General Fund.

Board of Selectmen Recommendation:

Advisory Committee Recommendation:

Vote required: 2/3 majority should be majority unless money is coming from stabilization

Article 13: Acceptance of Section 1.22 - Stretch Energy Code Bylaw

To see if the Town will vote to adopt the “Stretch Energy Code” as set forth in the State Building Code at 780 CMR 115.AA, 8th Edition, as it may be amended from time to time, a copy of which is on file in the Town Clerk’s Office, or do or act relating thereto

Sponsor: Energy Committee

Summary: Adopting the Stretch Energy Code (780 CMR 115.AA, 8th Edition) is one of the requirements to qualify for Green Community designation which will allow the Town to access Department of Energy Resources (DER) related projects. The Commonwealth will incorporate the Stretch Energy Code in the state-wide building code in 2012 in order to comply with the Green Communities Act of 2008 which requires the state building code to be updated every three years. By adopting the Stretch Code now, Bolton can apply for Green Community designation. Whether or not Bolton adopts the Stretch Code now, the Town will be required to comply with the Code in any case, if the State adopts it in 2012.

Board of Selectmen Recommendation:

Advisory Committee Recommendation:

Vote Required: Majority

Article 14: Amendment of the Zoning Bylaws - Section 2.4.3 Line of Sight At Intersections

To see if the Town will vote to amend the Bolton Zoning Bylaws by inserting the following new section;

2.4.3 Line of Sight at Intersections.

The purpose of this bylaw is to provide a mechanism by which obstacles that threaten the public safety of the Town roads can be prevented. This bylaw is aimed at keeping safe sight lines open at intersections and other locations in which obstacles impede the line of sight.

2.4.3.1. Definitions

2.4.3.1.1. The term “street” shall include all Town roads both adopted and not yet adopted and roads serving private multi dwelling developments. It shall not include private shared and private common driveways.

2.4.3.1.2. The term “commercial driveway” shall include any public entrance into or out of a place of business within the Industrial, Business or Limited Business zoning districts.

2.4.3.1.3. The “restricted area” or “sight triangle” is that area located at the intersection of any street or where a commercial driveway intersects with a street and is within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the property lines extended.

2.4.3.1.4. An “obstruction” shall mean any fence, wall, sign, structure, hedge, tree, shrub or brush planted, installed or in place in the restricted area which negatively impacts traffic and pedestrian safety at that intersection.

2.4.3.2 In the case where property lines are not related to the travelled way, a distance of 10 feet from the edge of the pavement or other distance defining the Town Right of Way on record at the DPW shall be used to define the Restricted Area.

2.4.3.3 Any dimensional requirements herein will be subject to the consideration of the impact on safety of intersecting road topology, curvature and gradient of roads and proximity of other intersections.

2.4.3.4 If the topology of an intersection warrants special consideration Sight Triangles can alternatively be defined using the methods described in Chapter 9 of the "Policy on Geometric Design of Highways and Streets (2004)" published by the American Association of State Highway and Transport Officials (AASHTO).

2.4.3.5 Existing buildings, stone walls, historic and other pre-existing structures are exempt from these requirements.

2.4.3.6 Restrictions

2.4.3.6.1 No obstruction which impedes sight lines at elevations between 3 feet and 8 feet above the roadways shall be placed or permitted to remain in the restricted area.

2.4.3.6.2 No hedge, tree, shrub or brush shall be permitted to remain within the restricted area unless the foliage line is maintained at sufficient height, to prevent obstruction of such sight lines.

2.4.3.7 Permit

2.4.3.7.1 Any new fence or other structure installed in the restricted area will be subject to the issuance of a permit by the Building Inspector.

2.4.3.8 Remedies

2.4.3.8.1 If any obstruction is determined to prevent or impede a safe view of the intersection or oncoming vehicles or pedestrians approaching the intersection, the Board of Selectmen may request that the property owner bring the obstruction into compliance within a period determined by the Board of Selectmen.

2.4.3.8.2 If the situation is not brought into compliance within such period, the Board of Selectmen may enforce the provisions of this bylaw by noncriminal disposition in accordance with Section 2.1.2.4, or by any other means authorized by law; or do or act relating thereto

Sponsor: Public Ways Safety Committee

Summary: The purpose of this bylaw is to put in place a mechanism by which obstacles that threaten the public safety of the Town roads can be prevented. This bylaw is aimed at keeping safe sight lines open at intersections and other locations in which obstacles impede the line of sight.

Board of Selectmen Recommendation:

Planning Board Recommendation:

Advisory Committee Recommendation:

Vote Required: 2/3