

Non-Conforming

To see whether the Town will vote to amend Section 10 of the General Bylaws, known as the Zoning Bylaws, by adding the following Paragraph 3 to Section IX.C:

3. On a lot established before 1938 in a Residence C district (including a subsequent division of such lot by special permit pursuant to Section VI.A.3) on which a dwelling is maintained, the Board of Appeals may issue a special permit for enlargement or alteration of the dwelling within the set-back areas established by sections VI.B3, VI.C.1 and 3 and VI.D.1 and for no more than three feet above the maximum height established by Section V.A.1 upon the standards set out in Section IX.C.1 and upon the following findings: The noncompliances in setbacks and heights (1) do not cause an adverse impact in blocking light to the windows, porches, decks and yards of neighboring residents or in reducing their privacy; (2) are the same or less than noncompliances in setbacks or heights of other dwellings within 300 feet; (3) are designed to be architecturally compatible with the dwelling and with the architectural character of the streetscape and immediate neighborhood; and (4) are reasonably necessary for dwelling purposes by the residents. The Board of Appeals may issue a special permit subject to such conditions or limitations as it deems appropriate to allow alteration or enlargement without detriment to other residents or the character of the neighborhood.

Alex Whiteside

July 2015