



Planning Board Zoning Amendments Public Hearings

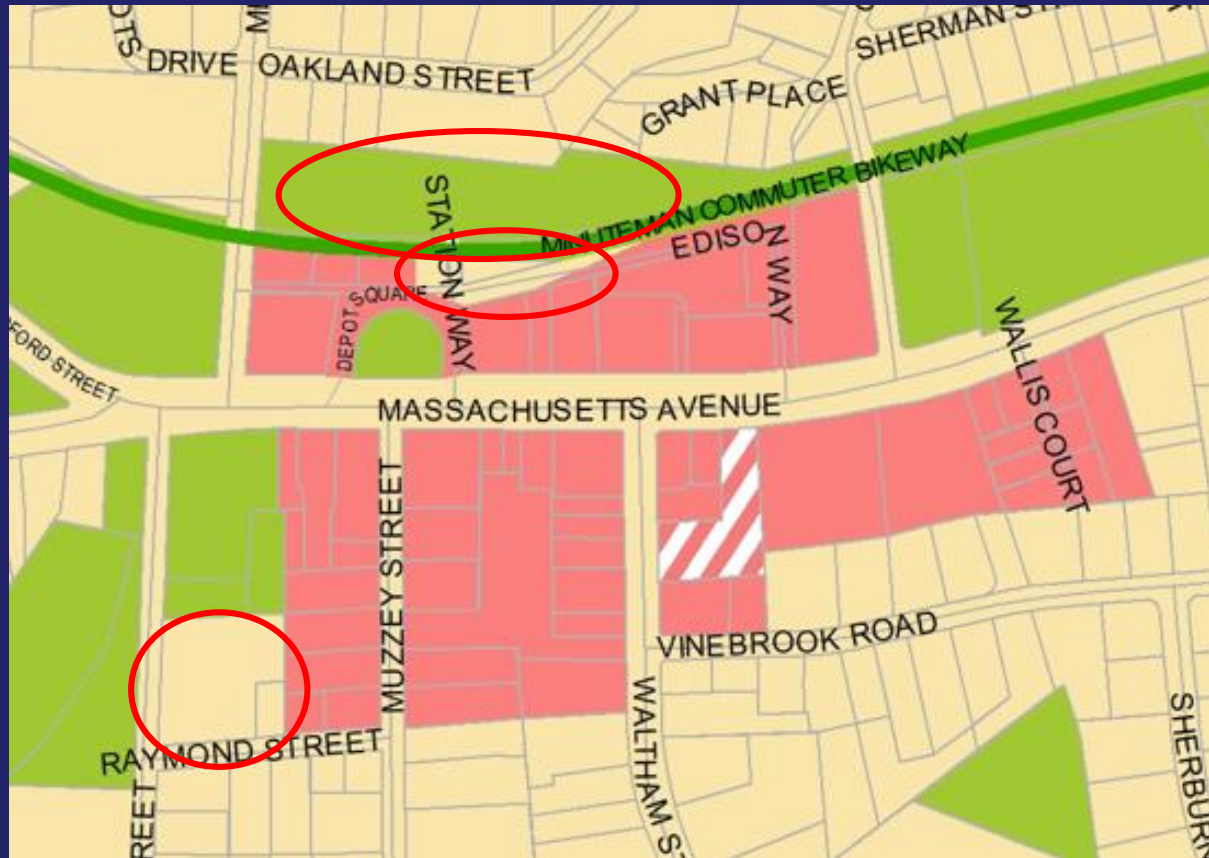
February 1, 2023

Articles 36 - 39

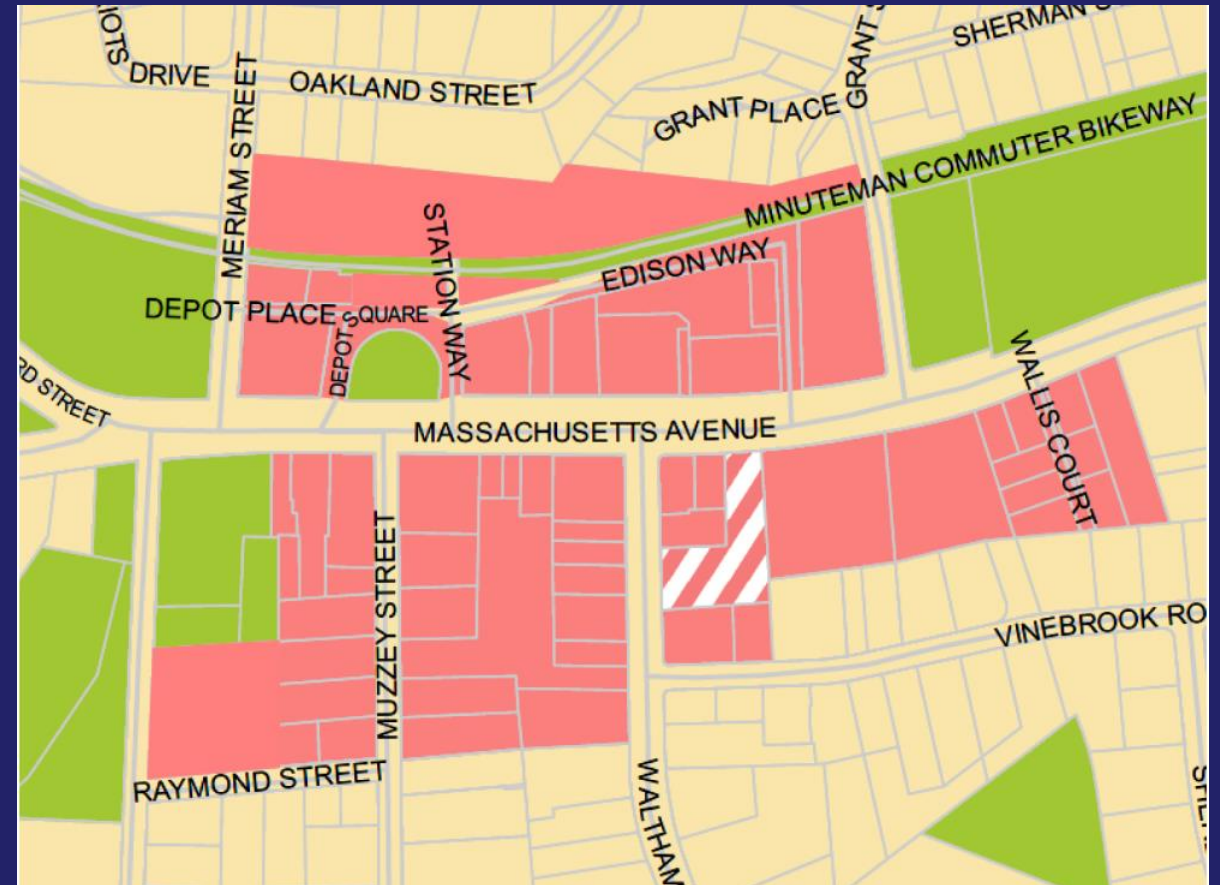


Article 36: Expand CB District

Existing Zoning



Proposed Zoning





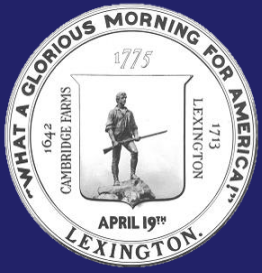
Article 37: Extend Site Plan Review Deadline

...Shall review and act upon the site plan, requiring such conditions as necessary to satisfy the Review Standards and the Zoning Regulations, and notify the applicant of its decision. The decision shall be in writing and shall be rendered within 60 days for a minor site plan review and within 150 days for a major site plan review from the date of submission of a complete application.



Article 38: Minor Modifications to Approved Permits

- Adds provisions for Zoning Board of Appeals (ZBA) & Planning Board to approve minor modifications
- At public *meeting* vs. a public *hearing*
- For projects already approved/permitted only
 - Easements
 - Timing
 - Clarifications
 - Underground utility changes
 - Patio changes



Article 39: Technical Corrections

- Amend § 135-9.5.5.3 as follows:
—~~reactional~~ recreational design;

- Amend § 135-6.7.3.2 as follows:

The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units as a primary residence, except for temporary absences as provided herein. ~~For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence.~~

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Public Hearing

Board Questions Public Questions and Comments