

CONTROL NO. \_\_\_\_\_ FOR TOWN MEETING  
Special Oct. 10, 2023

To see if the town will vote to amend the Town's Zoning Bylaws as follows:

- 1. AMEND SECTION 9.3.7, "USES PERMITTED BY SPECIAL PERMIT OF THE PLANNING BOARD."** By adding to section 9.3.7 the use "Kennel, Commercial" to the list of uses allowed by Special Permit of the Planning Board within the Neighborhood Business Overlay District provided all services offered are contained indoors and that no activities associated with the operation occur on the exterior of the business location, so as to allow such use in the NBOD located at 129 Parker Street, the Concept Plan for which was approved by Special Town Meeting on October 5, 2016. The proposed new text is underlined below:

Adult Day Care  
Assisted Living Residence  
Brewery with Ancillary Service  
Continuing Care Retirement Community  
"Drive-Thru" or "Drive-Up" Uses, provided that the Planning Board shall not issue Special Permits allowing more than two (2) "drive-thru" or "drive up" "fast food restaurant" uses and no more than four "drive-thru" or "drive up" uses in total to be operative within an NBOD at any one time.  
Emerging Energy Technology Establishment  
"Fast Food" Restaurant  
Independent Living Facility  
Kennel, Commercial, provided all services offered are contained indoors and that no activities associated with the operation occur on the exterior of the business location.  
Multi-family Dwelling  
Mixed use with 5 or more dwelling units  
Nursing and Convalescent Home  
Parking Structures  
Uses and structures customarily incidental to any permitted principal use.  
Veterinary Hospital

- 2. AMEND SECTION 9.3.8 TABLE "G" "NBOD DIMENSIONAL REQUIREMENTS"** to add "Kennel, Commercial" to the list of Principal Uses with a "Maximum Gross Floor Area of 7,500 SF" so as to provide for such use in the NBOD located at 129 Parker Street, the Concept Plan for which was approved by Special Town Meeting on October 5, 2016. The proposed new text is underlined below:

**TABLE G: NBOD DIMENSIONAL REQUIREMENTS**

<b>Principal Use</b>	<b>Maximum Gross Floor* Area</b>
<u>Kenel, Commercial</u>	<u>7,500 SF*</u>

\* Consistent with Section 4.1.5 of the Zoning By-law, the maximum gross floor area for any single retail entity (other than a Supermarket) in any building shall be limited to a maximum size of 65,000 square feet.

To do or act thereon.

SPONSORED BY:

APPROPRIATION:

FINCOM RECOMMENDATION:

Comments: (Sponsor) The use of a Commercial Kennel is intended to provide a desirable service for residents. By requiring a Special Permit, a site-specific public hearing will be conducted prior to an establishment opening.

Comments: (Finance Committee)