

March 20, 2025 Special Town Meeting

Article 11 - § 199-3.1. Adaptive Reuse Overlay District (AROD). (2/3 VOTE)

To see if the town will Amend the Zoning Bylaw Chapter 199-3.1 (Adaptive Reuse Overlay District) by adding underlined text or and removing strike out text or take any other action relative thereto.

§ 199-3.1. Adaptive Reuse Overlay District (AROD).

B. Eligibility for conversion.

- (1) Privately owned buildings, municipal buildings or public or private school buildings ~~as defined in Subsection B(1)(a) and (b) below~~ and located in any zoning district are eligible for conversion to those uses listed in § 199-3.1D of this chapter, but only if they meet all of the following tests:

- (a) They were used for not less than ~~15~~ 10-years.
- (b) They contain not less than ~~10,000~~ 5,000 square feet in total gross floor area.

C. Scope of authority.

- (1) The AROD is superimposed over rather than replacing the underlying zoning districts. The regulations of this overlay district shall govern all reconstruction or expansion of privately owned buildings, municipal buildings and public and private school buildings as defined in § 199-3.1B above. Provisions of § 199-3.1 shall supersede those of Article IV, Use Regulations, and Article V, Intensity Regulations, in this chapter. On all other matters, the provisions of the underlying districts shall continue.
- (2) The special permit granting authority for this section shall be the ~~Board of Selectmen~~ Select Board. ~~The Board of Selectmen shall require that any~~ Any application for a special permit under this section shall be accompanied by a site plan ~~in accordance with § 199-13.3 of this chapter~~ and the Select Board shall not render any decision on the application for a special permit until the Planning Board has reviewed the site plan and has submitted its report with recommendations to the Selectmen, or 30 days have elapsed without such report.
