



I do hereby certify the following votes were taken at the October 7, 2024, Special Town Meeting, held in the Middleborough High School Auditorium, which was called to order at 7:09 PM by the Town Moderator, David J. Cavanaugh, who declared a quorum present of more than the requirement of 150 registered voters. The complete text of the bylaws are on file in the Town Clerk’s Office located in the Annex Building at 20 Centre Street as well as on the Town of Middleborough website www.middleboroughma.gov under “Town Code; New Laws.”

ARTICLE 20. Voted unanimously to amend the Middleborough Zoning Bylaw by adding a new **Section 3.1(F).(17.) Table of Uses – Accessory Dwelling Unit**, add new **Section 7.7 Accessory Dwelling Units**, and add to **Section 10.2 General Bylaw Definitions** a definition for **Accessory Dwelling Unit** to reflect recent amendments made to MGL Ch. 40A, Section 3 which become effective on February 2, 2025.

Add new “**Section 3.1(F).(17)**”

Section 3.1 TABLE OF USES

PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	GUB	CD
F.	ACCESSORY USES										
17.	Accessory Dwelling Units	Y	Y	Y	N	N	Y	Y	Y	Y	N

Add new “**Section 7.7 ACCESSORY DWELLING UNITS**”

7.7.1 Site Plan Review Required: The Planning Board shall be the Site Plan Review Granting Authority (SPRGA). One Accessory Dwelling Unit per principal dwelling shall be permitted in single-family residential zoning districts with approved Site Plan Review.

The Planning Board shall adopt and periodically amend reasonable regulations to implement this bylaw. These regulations are effective when voted.”

Add definition for **Accessory Dwelling Unit** to **Section 10.2 General Bylaw Definitions**

“Accessory dwelling unit: a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.”

*Sponsored by the Planning Board
Select Board recommends favorable action
Planning Board recommends favorable action
Finance Committee voted no financial impact*

Respectfully submitted,
Pamela J. Menconi, Town Clerk, Town of Middleborough

Pursuant to Section 13 of Chapter 4 (enacted by Chapter 174 of the Acts of 2016, entitled “An Act Relative to Electronic Publication of Certain Legal Notices”), this legal notice will also be published on the Massachusetts Newspaper Publishers Association’s website: <http://masspublicnotices.org/>.

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