



TOWN OF EASTON
MASSACHUSETTS
Office of the Town Clerk

136 Elm Street
Easton, MA 02356
508-230-0530
508-230-0569 (fax)
townclerksoffice@easton.ma.us

ARTICLE 16. ZONING AMENDMENTS RELATED TO ACCESSORY DWELLING UNIT BYLAW: EASTON TOWN CODE ARTICLE V: § 235-44 ACCESSORY DWELLING UNIT (ADU) AND ARTICLE IX: § 235-60 DEFINITIONS

To see if the Town will vote pursuant to M.G.L. c. 40A to amend the Zoning Bylaw of the Town of Easton, adopted at Town Meeting March 27, 1973 and amended through May 19, 2025, by making the following changes thereto, by inserting text shown in *italics* and deleting text shown in strikethrough:

§ 235-44 Accessory Dwelling Unit (ADU), insert a new Letter G as follows:

G. Short-term Rental. Short-term rental, as defined in M.G.L. c. 64G, § 1, of an ADU is prohibited.

§ 235-60 Definitions, delete and replace the definition of Accessory Dwelling Unit as follows:

ACCESSORY DWELLING UNIT — For the purposes of § 235-44, the following definitions shall apply:

A. ~~ACCESSORY DWELLING UNIT — An Accessory Dwelling Unit is a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as, detached from, attached to or incorporated within a principal dwelling. The Accessory Dwelling Unit must be accessory to the principal dwelling.~~

A. *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:*

- (1) *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 Building Code for safe egress;*
- (2) *Is not larger in Gross Floor Area than ½ the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller; and*
- (3) *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 M.G.L. c. 64G, §1; provided, however, that no Municipality shall unreasonably restrict the creation or rental of an ADU that is not a Short-term Rental.*

Submitted by Planning and Zoning Board

MOTION: Select Board Chairperson Fulginiti moved that the Town amend § 235-44 and § 235-60 of the Town's Zoning Bylaw as printed in the warrant.

Explanation: The Town updated and amended its Accessory Dwelling Unit bylaw at the November 18, 2024 Special Town Meeting to align the Town's bylaw with then-recently adopted State legislation. In early 2025 the State's Executive Office of Housing and Livable Communities issued updated ADU regulations in 760 CMR 71.00. This warrant article amends the Easton bylaw's definition of Accessory Dwelling Unit to comply with the updated State regulations, specifically the definition of an ADU in 760 CMR 71.02, and also restricts the use of ADUs for short-term rentals.

Vote Required:	<i>SIMPLE MAJORITY</i>
Select Board Recommendation:	<i>RECOMMENDED</i>
Finance Committee Recommendation:	<i>RECOMMENDED</i>

Planning & Zoning Board Recommendation: At their meeting on September 29, 2025 the Planning & Zoning Board voted 4-0 to recommend Article 16.

DECLARED VOTED BY MAJORITY BY THE MODERATOR

I hereby certify that the above article was voted and declared voted by the Moderator at the Fall Town Meeting first convened on November 10, 2025.

A True Copy Attest:

Danielle M. Sicard
Danielle M. Sicard, Town Clerk