

ZONING

200 Attachment 1

Town of Charlton

Appendix A Table of Zoning Amendments

Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
4-4-1987	41	Zoning Package	N/A	Approved as amended	Approved as voted 8-25-1987
4-4-1987	41 (1)	Kestigian "A" zone petition	1	Approved as amended	Approved as voted 8-25-1987
4-4-1987	41 (2)	Bellerieve "NB" petition	2	Approved as amended	Approved as voted 8-25-1987
4-4-1987	41 (3)	Carpentier "NB" petition	3	Approved as amended	Approved as voted 8-25-1987
11-3-1987	11	Stearns "IG" petition	4	Approved as written	Approved as voted 1-5-1988
11-3-1987	13	Tucker "CB" petition	5	Approved as written	Approved as voted 1-5-1988
11-3-1987	14	Freedman "CB" petition	6	Approved as written	Approved as voted 1-5-1988
11-3-1987	15	Collins "CB" petition	7	Approved as written	Approved as voted 1-5-1988
11-3-1987	16	Linehan "CB" petition	8	Approved as written	Approved as voted 1-5-1988
3-21-1988	14	Correct typographical error in Section 2.1; "Yard, Front" Yard, Side"	N/A	Approved as written (unanimous voice vote)	Approved as voted 5-2-1988
3-21-1988	15	Revise Section 3.3.2.5 [now 3.3B(5)] to insert the words "as defined in Massachusetts Wetland Protection Act" ... between the word "wetlands" and the word "other"	N/A	Approved as written (unanimous voice vote)	Approved as voted 5-2-1988
3-21-1988	16	Correct Section 3.4.2.4 [now 3.2B(4)] which originally omitted the word "not"	N/A	Approved as written (unanimous voice vote)	Approved as voted 5-2-1988

CHARLTON BYLAWS

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3-21-1988	17	Amend Section 3.4.3.1 [now 3.4C(1)] to insert/add certain language	N/A	Approved as written (unanimous voice vote)	Approved as voted 5-2-1988
5-7-1988	22	CB Zone (above Stearns)	9	Approved as written	Approved as voted 8-30-1988
5-7-1988	44	Change to R-40/Brookfield Road and Osgood Road	N/A	Defeated	N/A
5-7-1988	55	Change Section 2.1/Add Major Residential Development	N/A	Approved as written	Approved 8-30-1988
5-7-1988	56	Change Section 3, Use and Intensity Regulations/Deleting in entirety paragraph under Residential Use #8 (Major Residential Development)	N/A	Approved as written	Approved 8-30-1988
5-7-1988	57	Section 3.2.4 - Intensity of Use Schedule/Industrial Park dimensional and area requirements as for dwelling unit	N/A	Defeated	N/A
5-7-1988	58	Section 3 Use and Intensity Regulations/Amend 3.2.2 Paragraph 16 "P" to "N"	N/A	Defeated	N/A
10-25-1988	21	"A" to "CB" for Sjoberg/Route 20, Carroll Hill Road, Brookfield Orchards	N/A	Approved as written	Disapproved 2-7-1989
2-13-1989	12	Awan "IG" zone change	10	Approved as written	Approved as voted 4-10-1989
5-6-1989	20	Burlingame/Sjoberg "CB" zone change	11	Approved as written	Approved as voted 9-13-1989

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5-6-1989	21	Section 3, Use and Intensity Regulations/Delete from Sec. 3.2.2 Paragraph 4 (“Residential uses” “N” to “P”)	N/A	Defeated	N/A
5-6-1989	34	Change boundary line between Charlton and Southbridge; Assessors Map 63, Block A, Parcel 4; Assessors Map 47, Block C, Parcels 1, 3, 4 and 5; Assessors Map 47, Block B, Parcel 1; Assessors Map 77, Block E, Parcels 1, 2, 3, 3.1 and 4;	12	Approved as written [with exception that “1” in Section (b) should be deleted ... a typographical error]	N/A – not a zoning amendment
11-29-1989	11	Amend Section 3/Low Density	N/A	Postponed indefinitely	N/A
2-6-1990	1	Lussier “IG” zone change	13	Approved as written	Became effective by operation of law under GL c. 40, Sec. 32 because the Attorney General did not act on the by-law within 90 days of submission
4-10-1990	N/A	No zoning or map changes a part of this Warrant.	N/A	N/A	N/A
5-5-1990	19	Sign Bylaw	N/A	Defeated	N/A
5-5-1990	20	Amend 3.2.2 (now 3.2B) by adding new Use No. 20 under Business Uses – Mobile Home	N/A	Approved as written	Approved 9-24-1990
11-19-1990	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
3-26-1991	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
5-4-1991	25	Adopt Sign Bylaw, Section 5.6	N/A	Approved	Approved 8-22-1991

CHARLTON BYLAWS

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5-4-1991	26	Amend Section 7.2.1 (now 7.2A): Planning Board shall have SPR and approval authority and shall be the special permit granting authority under Section 5.6	N/A	Approved unanimously/hand count	Approved 8-22-1991
5-4-1991	27	Amend Section 7.1.2 (now 7.1B), Authority of ZEO	N/A	Approved	Approved 8-22-1991
5-4-1991	28	Amend first sentence of Section 7.1.3 (now 7.1C), Certificate of Compliance	N/A	Approved	Approved 8-22-1991
5-4-1991	29	Adopt Section 4.2.4.8 [now 4.2D(8)] as to common driveways	N/A	Approved	Approved 8-22-1991
5-4-1991	30	Amend Section 3.3.2.5 [now 3.3B(5)] re: 2/3rds upland (contiguous)	N/A	Approved	Approved 8-22-1991
5-4-1991	31	Amend Section 3.2.2 (now 3.2B), Communications, Transportation, and Public Utility uses, by adding established districts where taxi and limousine services are allowed	N/A	Approved unanimously	Approved 8-22-1991
5-4-1991	32	Delete the last sentence of footnote 1 in Section 3.2.4 (now 3.2D); insert a new Section 3.3.2.6 [now 3.3B(5)] re: not more than one building containing more than four units on a single lot	N/A	Postponed indefinitely	N/A

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5-4-1991	33	Add Section 3.3.2.6 [now 3.3B(6)] /In districts where accessory apartments are permitted, no dwelling unit shall contain more than one accessory apartment.	N/A	Approved	Approved 8-22-1991
5-4-1991	34	Amend Section 7.3.2.1 [now 7.3B(1)] re: use variances not allowed by variance	N/A	Approved unanimously	Approved 8-22-1991
5-4-1991	35	Amend Section 7.1.4.6 [now 7.1D(6)] by deleting the word “applicant” and replacing with “Planning Board”	N/A	Approved unanimously	Approved 8-22-1991
5-4-1991	36	Amend Section 2.1 Definitions/inserting at the end of the definition of “frontage”: The frontage for corner lots shall be required to be contiguous on one street.	N/A	Postponed indefinitely	N/A
5-4-1991	37	Amend Section 7.2.6 (now 7.2F), Review and reports, re: fee for special permit	N/A	Approved Unanimously	Approved 8-22-1991
5-4-1991	38	Amend Section 3.2.3.2 [now 3.2C(2)] increasing the buffer required for IP adjacent to residential districts and historic districts from 30 to 100 feet, etc.	N/A	Approved	Approved 8-22-1991
5-4-1991	39	Amend Zoning Map	N/A	Defeated	N/A
6-27-1991	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A

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10-29-1991	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
2-25-1992	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
5-2-1992	36	Zoning district boundary change (for Prouty Industrial Park)	N/A	Approved as written	Approved as voted 9-18-1992
5-2-1992	39	Add Development Standards for Industrial Parks, Section 5.8	N/A	Postponed indefinitely	N/A
5-2-1992	40	Insert Section 3.3.2.7	N/A	Defeated	N/A
5-2-1992	41	Insert Section 5.7, Flexible development	N/A	Passed unanimously, voice vote	Approved 9-18-1992
5-2-1992	42	Add Section 3.3.2.8 [now 3.3B(8)] re: build factor	N/A	Tabled	N/A
5-2-1992	43	Insert Section 7.1.4.9 [now 7.1D(9)] re: requirement of performance bond, etc. in order to guarantee completion of public improvements	N/A	Passed	Approved 9-18-1992
5-2-1992	44	Adopting and adding phrase to Section 2.1, Home Occupation	N/A	Passed on hand count	Approved 9-18-1992
6-23-1992	42	Amend Section 3.3.2.8 [now 3.3B(8)] to add “build factor”	N/A	Tabled	N/A
8-4-1992	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
10-27-1992	14	Change boundary lines between Charlton and Southbridge	N/A	Defeated	N/A
12-14-1992	1	Change boundary lines between Charlton and Southbridge	N/A	Approved as written	N/A – not a zoning article

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3-6-1993	1	Amend Section 3.2.2 (now 3.2B), under Communications, Transportation, and Public Utility Uses, by inserting Use #13	N/A	Postponed indefinitely	N/A
3-6-1993	2	Amend Section 3.2.2 (now 3.2B), under Communications, Transportation, and Public Utility Uses, by inserting Use #13, 14, and 15	N/A	Approved as amended (addition of #15 defeated)	Approved 5-19-1993
5-8-1993	17	Amend 3.2.2 (now 3.2B) Accessory Uses #4 to clarify definition	N/A	Approved as written	Approved 8-26-1993
5-8-1993	18	Amend 3.2.2 (now 3.2B) Business Uses #20 (mobile homes) to clarify type of objects that may be used for nonresidential uses (changed to “storage trailers...”)	N/A	Approved as written	Approved 8-26-1993
5-8-1993	19	Amend 5.6.3 (now 5.6C) allowing for additional off-premises signs	N/A	Approved as written	Approved 8-26-1993
5-8-1993	20	Amend Section 5.2.1.5 [now 5.2A(5)] re: not being able to use mobile home or trailer designed for residential uses for storage	N/A	Approved as written	Approved 8-26-1993
7-6-1993	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
8-3-1993	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
10-21-1993	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A

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3-1-1994	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
5-7-1994	42	Change Section 3.1.5.7 [now 3.1E(7)] with new language (definition of IP District); add to Section 3.2.1 (now 3.2A) new use designation “SP”; and changing designations and certain uses in Section 3.2.2 (now 3.2B) for Industrial Park Districts (“IP”); new language for Section 3.2.3.2 [now 3.2C(2)], Industrial Park Buffers; new minimum yard requirements for IP Districts in Section 3.2.4 (now 3.2D), Intensity Use Schedule; adding Development Standards for “IP” Districts, Section 5.8	N/A	Approved as printed	Became effective by operation of law under MGL c. 40, § 32 because the Attorney General did not act on the bylaw within 90 days of submission
5-7-1994	43	Delete “maximizes” and substitute “capitalizes on” in Section 3.1.5.6 [now 3.1E(6)] as it pertains to the “IG” District; in Section 3.2.2 (now 3.2B), Use Regulation Schedule, change designation for certain uses in the “IG” District	N/A	Approved as amended	Became effective by operation of law under MGL c. 40, § 32 because the Attorney General did not act on the bylaw within 90 days of submission.

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5-7-1994	44	In Section 3.2.2 (now 3.2B), Use Regulation Schedule, under Public and Semi-Private Uses, delete the word “non-profit” in #2, 3 and 5; under Business Uses change double use of “Auction galleries and flea markets” to separate entries; under Business Uses delete existing #9 and renumber; under Business Uses delete the existing #18 and renumber; under Communications, Transportation and Public Utility Uses add “8a Electric generating facilities and 8b Gas/gasoline transmission facilities; under Industrial and Warehouse Uses change the definition of “1. Manufacturing establishments ... “ and its designation under RSE from “N” to “P”; under Industrial and Warehouse Uses, split existing designations for “research and development or office uses ... “; under Industrial and Warehouse Uses delete existing Use #3 and renumber	N/A	Approved as written	Became effective by operation of law under MGL c. 40, § 32 because the Attorney General did not act on the bylaw within 90 days of submission
5-7-1994	45	Adding Section 7.1.8 (now 7.1H), Industrial Use Special Permits	N/A	Approved	Became effective by operation of law under MGL c. 40, § 32 because the Attorney General did not act on the bylaw within 90 days of submission

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5-7-1994	46	In Section 3.2.2 (now 3.2B), Use Regulation Schedule, change to “N” for water storage tanks and pumping stations under Communications, Transportation and Public Utility Uses (13a and 13b)	N/A	Postponed indefinitely	N/A
5-7-1994	47	In Section 2.1, Definitions - Uses and Structures delete/change definition of “accessory apartment”	N/A	Defeated	N/A
5-7-1994	48	Add Section 7.4, Planning Board	N/A	Approved as written	Became effective by operation of law under GL c. 40, Section 32 because the Attorney General did not act on the by-law within 90 days of submission.
5-7-1994	49	Under Section 3.3, Intensity regulations, 3.3.2.7 re: Irregular shaped lots	N/A	Defeated	N/A
9-21-1994	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
2-28-1995	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
5-15-1995	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
10-30-1995	18	Extend Agricultural Zone West 200 feet/Harrington Road and Phillips Lane	N/A	Article withdrawn	N/A
12-18-1995	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A

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2-27-1996	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
5-4-1996	38	Rezone portion of Harrington Road to R-40	14	Approved as written	Approved as voted 8-13-1996
5-4-1996	39	Amendment related to multiple dwellings on a single lot	N/A	Defeated	N/A
5-4-1996	40	Prevention of substantially irregular lots	N/A	Defeated	N/A
5-4-1996	41	Rate of Development Bylaw (temporary)	N/A	Defeated	N/A
5-4-1996	42	Proposed change of fast-food restaurants from "Y" to "P" in CB Districts	N/A	Defeated	N/A
5-4-1996	43	Rezone St. Joseph's Church to CB	15	Approved as written	Approved as voted 8-13-1996
6-17-1996	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
9-26-1996	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
12-2-1996	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
3-13-1997	21	Trolley Crossing North to R-SE Zone (amended on Meeting floor)	16	Approved as amended	Approved as voted 6-2-1997
3-13-1997	22	Trolley Crossing South	N/A	Defeated	N/A
3-13-1997	23	Rezone current Trolley Crossing from CB to RSE	N/A	Postponed indefinitely - voice vote	N/A
3-13-1997	24	Prouty/MCI 73 acres	N/A	Defeated	N/A

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3-13-1997	25	Section 3.2.4, Intensity use schedule/building height not to exceed 75 feet and exemption of generating facilities	N/A	Defeated	N/A
4-29-1997	3	Add 73 acres to existing IP Zone (Prouty/MCI) (changed parcels 4.2, 4.3 and 6, Assessor's Map 24, Block A, from A to IP)	17	Approved as written	Approved as voted 7-1-1997
5-3-1997	40	Extend Historic District - South	18	As amended	Approved as voted 7-18-1997
5-3-1997	43	Amend Section 3.2.2 (now 3.2B) to prohibit electric generating facilities; change from "P" to "N" for Community Business, Industrial General and Industrial Park Districts	N/A	Approved as amended	Approved as voted 7-18-1997
5-3-1997	44	Amend Section 3.2.2 to allow sawmills by special permit in AG District	N/A	Defeated	N/A
5-3-1997	45	Add Associate Planning Board Member (actually an amendment to the General Town Operating Bylaw)	N/A	Approved as amended	Not a zoning change
5-3-1997	46	Add Section 7.4.2 (now 7.4B), Associate Planning Board Member (term and duties)	N/A	Approved as written	Approved as voted 7-18-1997
10-2-1997	24	Adopt Adult Entertainment Bylaw + (2) AE Zones	19	Approved as amended	Approved as voted 1-5-1998 (no determination of consistency with federal law - see approval letter)

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10-2-1997	25	Amend Zoning Bylaw to regulate certain aspects of wireless telecommunications business or industry	N/A	Postponed indefinitely	N/A
10-2-1997	26	Temporary moratorium on construction or expansion of wireless communications facilities	N/A	Approved as written	Approved as voted 1-5-1998
1-5-1998	1	Adopt Wireless Telecommunications Bylaw + WCF Overlay Zoning District	20	Approved as amended	Approved as voted 2-26-1998
3-10-1998	5	Amendment to Section 4.2.4.8 [now 4.2D(8)] as to common driveways having a minimum 25-foot-wide right-of-way easement across all properties upon which such driveway is to be located	N/A	Approved as written	N/A
4-18-1998	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
9-28-1998	26	Amend Section 4.2.4.8 [now 4.2D(8)] so that Subsection (c) reads "No common driveway shall serve more than two one-family dwelling units or exceed 500 feet in length."	N/A	Approved	Disapproved 11-23-1998

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3-1-1999	9	Deleted present text of Section 4.2.4.8 [now 4.2D(8)]/replace with allowed for nothing other than 2 one-family dwellings, not exceed 500 feet in length, need special permit by PB, have required frontage on a street as defined in Sec. 2.1, have a minimum of 16-foot-wide paved surface, not exceed a grade of 12%, have paved area satisfactory to PB for turning at end; property owners shall execute agreement as to mutual access, 25-foot-wide right-of-way easement across all properties, etc.	N/A	Approved with amendment	Approved as amended 3-31-1999
5-17-1999	43	Amendment as to location of wireless telecommunication towers	21	Approved as printed	Approved as voted 7-14-1999
5-17-1999	44	Change in definition of accessory apartment and related changes	N/A	Approved as printed	Approved as voted 7-14-1999
9-27-1999	28	Changes to Sign Bylaw	N/A	Approved as printed	Approved as voted 11-12-1999
9-27-1999	29	Changes to site plan review submittal requirements (Sections 7.1.4.1, 7.1.4.2, and 7.1.4.3) [now 7.1D(1), 7.1D(2) and 7.1D(3)]	N/A	Approved as printed	Approved as voted 11-12-1999

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5-15-2000	65	Amendment to correct a typographical error (misnumbering of a subsection) so as to clarify that raising and keeping of livestock is allowed on parcels larger than 5 acres in IG Districts and is prohibited on parcels of 5 or fewer acres	N/A	Approved as printed	Approved as voted 7-11-2000
5-15-2000	66	Amendment to Section 3.2.3.2 [now 3.2C(2)] to require (more explicitly) landscaped buffers in IG Districts	N/A	Approved as printed	Approved as voted 7-11-2000
5-15-2000	67	Amend Zoning Map to change zoning district for certain land abutting the south side of Rte. 20, west of Rte. 169, from R-40 and IG to IP (excluding Capen Hill).	N/A	Defeated	N/A
5-15-2000	68	Amend Zoning Bylaw to establish an Industrial Park Restricted (IPR) District and to rezone certain lands abutting the north and south side of Rte. 20, from Rte. 169 west (excluding the Sibley Pond Area and Capen Hill)	N/A	Postponed indefinitely	N/A

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5-15-2000	69	Amend Zoning Map to extend Industrial Park (IP) District by rezoning two parcels on Rte. 20 (Map 27, Block D, Parcel 1, and Map 33, Block A, Parcel 2) from R-40 to IP. Petition of Kaszowski Family Trust.	22	Approved as printed	Approved as voted 7-11-2000
10-11-2000	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
10-16-2000	N/A	No zoning or map changes a part of this Warrant	N/A	N/A	N/A
5-21-2001	51	Amend Zoning Bylaw to change certain Agricultural District dimensional requirements	N/A	Defeated	N/A
5-21-2001	52	Amend Zoning Bylaw to create Rural Preservation Zoning District	N/A	Postponed indefinitely (PB issued no report, and less than 21 days had elapsed after the hearing on 5-9-2001)	N/A
5-21-2001	53	Amend Zoning Map, as part of Zoning Bylaw, to designate certain areas to be within Rural Preservation (RP) Zoning District and to rezone certain other land	N/A	Postponed indefinitely (PB issued no report, and less than 21 days had elapsed after the hearing on 5-9-2001)	N/A
5-21-2001	54	Amend Zoning Bylaw to add provisions regarding phased growth (of subdivisions)	N/A	Defeated	N/A

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5-21-2001	55	Amend Zoning Bylaw to require that all lots be at least 50 feet wide at all points	N/A	Defeated	N/A
5-21-2001	57	Amend Zoning Map so as to change the zoning district for certain land abutting Trolley Crossing Road and/or Route 20 from Low Density Residential (R-40) to Residential-Small Enterprise (R-SE) (requested by property owners)	N/A	Postponed indefinitely (at request of petitioner)	N/A
5-21-2001	59	Amend Zoning Bylaw as to public water storage tanks and pumping stations	N/A	Approved as printed	Pending
5-21-2001	64	Amend Zoning Bylaw to restrict number of building permits for residential growth through June 30, 2004	N/A	Postponed indefinitely (PB issued no report, and less than 21 days had elapsed after the hearing on 5-9-2001)	N/A
5-19-2003	42	Revise Lot Width Definition in Section 2.1	N/A	Approved as written	Approved 10-2-2003
5-19-2003	43	Adopt Section 5.13, Reduced frontage lot special permit procedure	N/A	Approved as written	Approved 10-2-2003
5-19-2003	44	Amend Section 3.2.2 (now 3.2B) and 5.6.4 (now 5.6D) adding snack bar facilities, equipment storage structures and sponsor banners to public recreational facilities	N/A	Approved as written	Approved 10-2-2003

CHARLTON BYLAWS

Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
5-19-2003	45	Replace/Revise the IP zoning regulation with BEP (Business Enterprise Park) zoning regulation	N/A	Approved as written	Approved 10-2-2003
10-28-2003	9	Revise “structure” definition in Section 2.1	N/A	Postponed indefinitely	_____
10-28-2003	10	Revised subsection numbering of Section 2 Table of Use	N/A	Approved as written	Approved 12-19-2003
10-28-2003	12	Amend the Zoning Map to rezone property north of Route 20 and east of Griffin Road from R-40 to BEP	26	Approved as written	Approved 12-19-2003
5-17-2004	30	Amend definition of “structure” in Section 2.1	N/A	Defeated	_____
5-17-2004	31	Amend definition of “common driveway” in Section 2	N/A	Defeated	_____
5-17-2004	32	Amend Section 4.2.4.8, Common Driveway Bylaw	N/A	Defeated	_____
5-17-2004	33	Amend the Zoning Map to rezone 68.62 acres of property south of Route 20 from R-40 to IG	N/A	Defeated	_____
5-17-2004	34	Amend the Zoning Map to rezone property south of Route 20 from R-40 to IG	27	Approved as written	Approved 7-20-2004
5-17-2004	35	Petition to amend the Zoning Map to re-zone 150 acres north of Route 20 in the vicinity of Millward Road from R-40 to BEP.	28	Approved as written.	Approved 7-20-2004

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
4-13-2005	3	Replace the hand-drawn Town Zoning Map with the computer-generated map format.	29	Approved as written	Approved 5-11-2005
5-16-2005	54	Amend the Zoning Map to rezone 4 acres north of Route 20 at 100 Sturbridge Road from R-40 to IG	30	Approved as written	Approved 9-17-2005
5-16-2005	55	Amend the Zoning Map to rezone land north of Route 20 and southwest of Griffin Road from BEP to IG	31	Approved as written	Approved 9-17-2005
5-16-2005	56	Amend the Zoning Map to rezone property north of Route 20, south of Stafford Street and west of Maple Street from R-SE to CB	32	Approved as written	Approved 9-7-2005
11-01-2005	14	Amend Section 3.2.2.6 [now 3.2B(6)], proposed used/car and used truck sales	N/A	Approved as written	Approved 2-28-2006
11-01-2005	15	Amend the Zoning Map to rezone property north of Major Hill Road from IG to R-40	33	Approved as written	Approved 2-28-2006
5-15-2006	34	Add new Section 5.15, creating an inclusionary zoning special permit provision	N/A	Approved as written	Approved 7-17-2006
5-15-2006	37	Amend the Zoning Map to rezone Howlett Lumber property at 26-28 Trolley Crossing from mixed R-40/CB to entirely CB	N/A	Defeated	_____

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
5-15-2006	38	Amend the Zoning Map to rezone 187 acres off N. Sturbridge Road, Osgood Road, and Cranberry Meadow Road from Agricultural (A) to R-40	N/A	Defeated	_____
10-30-2006	10	Amend Section 2 (Definitions) to revise the definition of “structure” and revise property line setback requirements for new retaining walls	N/A	Approved as written	Approved 12-4-2006
5-5-2007	22	Amend the Zoning Map to rezone 100 acres northerly off of Route 20, westerly of Center Depot Road from Business Enterprise Park (BEP) to Community Business (CB)	34	Approved as written	Approved 6-27-2007
5-5-2007	23	Amend the Zoning Map to rezone 21 acres southerly off of Route 20, westerly of North Main Street from Low Density Residential (R-40) to Community Business (CB)	35	Approved as written	Approved 6-27-2007
10-16-2007	15	Amend the Zoning Map to rezone 17 acres northerly off of H. Putnam Road, southerly of Route 20, from Low Density Residential (R-40) to Community Business (CB)	36	Approved as written	Approved 11-5-2007

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
5-19-2008	25	Amend the Zoning Map to rezone 68 acres southerly off of Route 20 from Low Density Residential (R-40) to Business Enterprise Park (BEP)	37	Approved as written	Approved 10-9-2008
5-19-2008	24	Revise Section 4.2 (Off-street parking and loading) by revising the parking lot space formula	N/A	Approved as written	Approved 10-9-2008
5-19-2008	22	Adding a new Section 5.16, Small wind turbines	N/A	Approved as written	Approved 10-9-2008
10-28-2008	17	Amend Section 4.2.4.8 [now 3.2D(8)], re: common driveway design	N/A	Approved as written	Approved 2-18-2009
10-28-2008	18	Amend the Zoning Bylaw and Zoning Map by adding a new zoning district entitled the Village District	38	Approved as written	Approved 2-18-2009
5-2-2009	26	Amend the Zoning Map to rezone Howlett Lumber property at 26-28 Trolley Crossing from mixed R-40/CB to entirely CB	39	Approved as written	Approved 9-3-2009
5-17-2010	27	Amend Section 7.14 (Site Plan Review) and reformat subsections 7.1.4.1 through 7.1.4.9	N/A	Defeated	_____
5-17-2010	28	Amend Section 3.4.3.5 [now 3.4C(5)] pertaining to pre-existing nonconforming structure or use zoning	N/A	Approved as written	Approved 10-14-2010

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
10-19-2010	17	Amend Section 3.2 (Use Regulations), Subsection 3.2.2.4 [now B(4)] Recreational Uses to allow for-profit recreational facilities in the BEP Zone via Planning Board special permit issuance	N/A	Approved as written	Approved 11-3-2010
5-16-2011	21	Petition to amend Section 2 (Definitions) and Section 3.2 pertaining to large-scale ground-mounted solar photovoltaic installation	N/A	Approved as written	Approved 8-24-2011
5-16-2011	22	Petition to amend Section 7.14 (Site Plan Review) and reformat Subsections 7.1.4.1 [now 7.1D(1)] through 7.1.4.9 [now 7.2D(9)]	N/A	Approved as written	Approved 8-24-2011
5-16-2011	23	Petition to revise and update Sections 6.2 and 6.3 within Section 6-Flood Plain District.	N/A	Approved as written	Approved 8-24-2011
5-16-2011	24	Amend the Zoning Map by extending the Community Business (CB) Zoning District northerly on property designated as Assessor's Map Parcel #38-A-8	40	Approved as written	Approved 8-24-2011
5-16-2011	25	Amend the Zoning Map by changing designation property northerly of Major Hill Road, Assessors Map 31-D-5, from Industrial General (IG) to Residential zoning (R-40)	41	Approved as written	Approved 8-24-2011

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
5-21-2012	27	Amend the Zoning Map by rezoning approximately 5.25 acres of a 140-acre parcel located southerly of Route 20 from Low-Density Residential (R-40) to Industrial-General (IG)	N/A	Approved as written	Approved 9-9-2012
5-21-2012	28	Amend the Zoning Bylaw by reformatting and revising parts of the bylaw identified by the Charlton Planning Board in its Zoning By-Law Diagnostic Review	42	Approved as written	Approved 9-9-2012
5-20-2013	22	Amend Section 5.6, Signs	N/A	Approved as written	Approved 8-14-2013
5-20-2013	23	Amend Zoning Map to rezone parcels on the northerly side of Route 20, westerly of Stafford Street and southerly of South Sturbridge Road, from R-SE to CB	43	Approved as written	Approved 8-14-2013
5-20-2013	27	Amend Zoning Map to extend southern boundary of the Village District	44	Approved as written	Approved 8-14-2013
10-21-2014	9	Amend Section 3.2 to allow golf recreational activities in the IG Zone	N/A	Approved as written	Approved 11-12-2014
10-21-2014	10	Amend Zoning Map to rezone parcels located easterly off Griffin Road, north of Route 20 (Assessor's Map 27, Block B, Parcels, 8, 9, 10 and 12), from BEP to IG	45	Approved as written	Approved 11-12-2014

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
10-20-2015	10	Amend Zoning Map to extend boundaries of Village District by rezoning certain parcels from A and/or R-40 to V	46	Approved as written	Approved 1-5-2016
10-20-2015	11	Add new Section 200-5.19, Commercial motor vehicle garage structure on residential property	N/A	Approved as written	Approved 1-5-2016
10-20-2015	12	Amend Zoning Map to rezone a parcel (Assessor's Map 27, Block B, Parcel 15) from BEP to IG	47	Approved as written	Approved 1-5-2016
10-20-2015	13	Amend Zoning Map to rezone certain parcels (Assessor's Map 37, Block A, Parcels 2 and 3) from BEP to A	48	Approved as written	Approved 1-5-2016
5-16-2016	17	Amend Section 200-3.2 by adding Subsection B(5)(y), Commercial storage facilities	N/A	Approved as written	Approved 8-2-2016
5-16-2016	18	Amend the Zoning Bylaw by making revisions to Sections 200-3.2 and 200-5.7	N/A	Approved as written	Approved 8-2-2016
5-16-2016	20	Amend the Zoning Bylaw by making revisions to Section 200-3.4B(2) in accordance with state law	N/A	Approved as written	Approved 8-2-2016
5-16-2016	21	Amend Section 200-3.4A(2) by adding language in accordance with MGL c. 40A, § 6	N/A	Approved as written	Approved 8-2-2016
5-16-2016	22	Amend Section 200-2.1, definition of "accessory building"	N/A	Approved as written	Approved 8-2-2016

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
5-16-2016	24	Amend Section 200-2.1B, definition of “accessory apartment,” by increasing the maximum size limitation to 1,250 square feet	N/A	Approved as written	Approved 8-2-2016
10-18-2016	13	Amend the Zoning Bylaw by adding new Section 200-5.18, Medical Research and Development Overlay District (MRDOD)	N/A	Approved as written	Approved 1-13-2017
10-18-2016	14	Amend the Zoning Bylaw by making revisions to Section 200-3.2B(6)(q) and (r)	N/A	Approved as written	Approved 1-13-2017
10-18-2016	15	Amend Section 200-3.2 by adding new Subsection B(6)(u) and adding a new footnote 10 to Section 200-3.2D, Intensity of Use Schedule	N/A	Approved as written	Approved 1-13-2017
5-15-2017	21	Amend the Zoning Bylaw by making revisions to Section 200-3.4C(1)	N/A	Approved as written	Approved 7-19-2017
5-15-2017	22	Amend Section 200-3.2B(5) by changing certain uses from permitted by right to permitted subject to site plan review	N/A	Approved as written	Approved 7-19-2017
5-15-2017	23	Amend the Zoning Bylaw by making revisions to Section 200-5.18	N/A	Approved as written	Approved 7-19-2017

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
10-16-2017	12	Amend the Zoning Bylaw by making revisions to Section 200-3.2B(6)(r) and amending footnote 10 in Section 200-3.2D, Intensity of Use Schedule	N/A	Approved as written	Approved 12-11-2017
10-16-2017	13	Amend Zoning Map by rezoning 13.6 acres located westerly off Carroll Hill Road from Business Enterprise Park (BEP) to Agricultural (A)	49	Approved as written	Approved 12-11-2017
5-21-2018	27	Amend the Zoning Bylaw, Use Regulation Schedule, Section 200-3.2B(5), adding (z), Marijuana establishments; adding new Section 200-5.20, Marijuana establishments	N/A	Approved as amended	Approved 9-10-2018
5-21-2028	28	Amend the Zoning Bylaw to add Section 200-5.21, Temporary moratorium on the construction of large-scale ground-mounted solar photovoltaic installations	N/A	Approved as written	Approved 9-10-2018
10-15-2018	11	Amend the Zoning Bylaw, Use Regulation Schedule, Section 200-3.2B(5)(z), Marijuana establishments; amend Section 200-5.20, Marijuana establishments	N/A	Approved as written	Approved 1-15-2019
5-20-2019	19	Amend the Zoning Bylaw by adding the definition of “energy storage”; adding Subsection B(6)(v) to § 200-3.2	N/A	Approved as written	Approved 9-13-2019

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
5-20-2019	20	Amend the Zoning Bylaw by making revisions to Section 200-3.2B(6)(l), (m), (n) and (s)	N/A	Approved as amended	Approved 9-13-2019
5-20-2019	21	Amend the Zoning Bylaw by making a revision to Section 200-7.1D(6)(c)	N/A	Approved as written	Approved 9-13-2019
5-20-2019	22	Amend the Zoning Bylaw by making a revision to Section 200-7.1G(3)	N/A	Approved as written	Approved 9-13-2019
5-20-2019	23	Amend Section 200-2.1 by deleting the definition of “large-scale ground-mounted solar photovoltaic installation,” adding the definition of “large solar energy system” and adding a new Section 200-5.21	N/A	Approved as amended	Approved 9-13-2019
5-20-2019	27	Amend Zoning Map to add Assessor’s Parcel 32-B-4, consisting of 36.23 +/- acres, currently zoned Low Density Residential (R-40) to the adjacent Business Enterprise Park (BEP) District	50	Approved as written	Approved 7-17-2019
10-13-2020	6	Amend Zoning Map by changing Assessor’s Parcel 32-A-6, consisting of +/- 40.6 acres, from Low Density Residential (R-40) to Business Enterprise Park (BEP) District	51	Approved as written	Approved 1-25-2021

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10-13-2020	7	Amend Zoning Map, Section 200.3.1.B, by changing Assessor's Parcels 26-D-13 and 26-D-13.2, consisting of a total of 87.5 +/- acres, from Community Business (CB) to Business Enterprise Park (BEP)	52	Approved as written	Approved 1-25-2021
10-13-2020	8	Amend the Zoning Bylaw by making a revision to Section 200-3.2D	N/A	Approved as written	Approved 1-25-2021
10-13-2020	9	Amend the Zoning Bylaw by making a revision to Section 200-4.2B	N/A	Approved as written	Approved 1-25-2021
5-17-2021	16	Amend the Zoning Bylaw by making a revision to Section 200-3.2D	N/A	Approved as written	Approved 8-10-2021
5-17-2021	17	Amend the Zoning Bylaw by making a revision to Section 200-3.2D	N/A	Approved as written	Approved 8-10-2021
5-17-2021	21	Amend Zoning Map, Section 200.3.1.B, by changing Assessor's Parcel 38-A-14.3, consisting of 1 +/- acres, from Agricultural (A) to Community Business (CB)	N/A	Approved as written	Approved 8-10-2021
11-15-2021	12	Amend Zoning Map, Section 200.3.1.B, by changing Assessor's Parcel 40-A- 1.1, consisting of 2.2 +/- acres, from Agricultural (A) to Community Business (CB)	N/A	Approved as written	Approved 2-28-2022

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
5-16-2022	16	Amend the Zoning Bylaw by making revisions to Section 200-2.1	N/A	Approved as written	Approved 8-26-2022
5-16-2022	17	Amend the Zoning Bylaw by making revisions to Section 200-3.1A, D and E	N/A	Approved as amended	Approved 8-26-2022
5-16-2022	18	Amend the Zoning Bylaw by making revisions to Section 200-3.2B	N/A	Approved as amended	Approved 8-26-2022
5-16-2022	19	Amend the Zoning Map, Section 3.1.B by making the following changes: change Assessor' s Parcel 34A-C-3 consisting of 88,155 square feet currently zoned Village (V) to Community Business (CB)	N/A	Approved a written	Approved 8-26-2022
5-16-2022	20	Amend the Zoning Map, Section 3.1.B by making the following changes: change Assessor' s Parcel 35-D-/ 12 at 5 L. Stevens consisting of approximately 10 acres currently zoned Agriculture (A) to Village (V)	N/A	Approved as written	Approved 8-26-2022

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Town Meeting Date	Article #	Description of Change	<i>APPROVED</i> Zoning Map Change #	Approved as Written, Approved as Amended, Defeated, or Postponed Indefinitely	Action by A.G. + Date
5-20-2024	17	Amend the Zoning Map, Section 200-3.1B, by making the following changes: amend Assessor's Parcel Map 38-A-3, consisting of 2.567 +/- acres and Assessor's Parcel Map 38-A-3.1, consisting of 1.869 +/- acres, currently zoned Agricultural/Rural Residential (A/R60), to Commercial Business (CB) District	N/A	Approved as amended	Approved 8-27-2024
10-21-2024	8	Amend the Zoning Map, Section 200-3.1B, by making the following changes: amend Assessor's Parcel Map 24-A-4.4, consisting of 4.8 +/- acres currently zoned Business Enterprise Park (BEP) to Agriculture/Rural Residential (AJR-60) District	N/A	Approved as written	Approved 1-9-2025
10-21-2024	9	Amend the Zoning Map, Section 200-3.1B, by making the following changes: amend Assessor's Parcel Map 24, Block A, Lot(s) 4, 4.1 and 4.4, consisting of a total of 42.18 +/- acres for properties located at 92, 98 and 106 Northside Road, currently included in the Wireless Telecommunication Facilities Overlay District, to remove said parcels from the Wireless Telecommunications Facilities Overlay District	N/A	Approved as written	Approved 1-9-2025

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