

**Town of Charlton**  
**OFFICE OF THE TOWN CLERK**  
37 Main Street  
Charlton, MA 01507  
508-248-2249



**VOTE CERTIFICATE**

**TOWN OF CHARLTON**

At a legal meeting of the qualified voters of the Town of Charlton, held May 19, 2025, the following business was transacted under Article 19:

**ARTICLE 19. ZONING BYLAW AMENDMENT – §200-5.13 REDUCE FRONT LOTS**

To see if the Town will vote and amend the Zoning By-law Section 200-5.13 Reduced Frontage Lots by deleting certain language struck through and amending and inserting new language as recommended. The full text of the proposed amendment will be available for public review at Town Hall and on the Town's website prior to the Town Meeting. A public hearing will be held by the Planning Board as required under M.G.L. Chapter 40A, Section 5; or take any action relative thereto or thereon.

**SPONSOR: PLANNING BOARD**

**MOTION:** I move that Article 19 be accepted as printed in Appendix F and amended.

**RECOMMENDATION OF THE PLANNING BOARD:** Planning Board supports this motion.  
2/3rds Vote Needed per MGL Chapter 40A, Section 5, fifth paragraph

**MOTION PASSES BY NECESSARY 2/3<sup>RD</sup> VOTE 49 -YES, 15 NO**

**Appendix F. ARTICLE 19. ZONING BYLAW AMENDMENT – §200-5.13 REDUCE FRONT LOTS**

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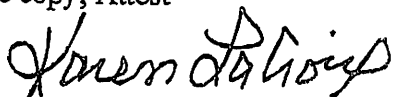
**Section 5**  
**Special Regulations**  
**§ 200-5.13 Reduced Frontage Lots**

- A. Reduced frontage lots may be created and excluded from existing minimum frontage requirements, providing that the Planning Board authorizes the creation of the lot by special permit for reduced lot frontage, in accordance with the regulations and requirements set forth below. Such lots shall only be permitted in the Agricultural (A) and Low Density Residential (R-40) Zoning Districts.

B. General requirements.

- (1) The minimum lot area required for each reduced frontage lot shall be five (5) acres.
- (2) The minimum frontage length and lot width shall be fifty (50) feet.
- (3) ~~The building Structures~~ setback line shall be a minimum of two hundred (200) feet from the front property line.
- (4) The reduced frontage access strip portion of the lot cannot exceed six hundred (600) feet in length after which the lot must conform to the zones frontage requirements.
- (5) The plan showing a reduced frontage lot submitted to the Planning Board for endorsement under MGL c. 41S, 81P or 81U shall clearly identify the lot as a reduced frontage lot and bear a statement to the effect that such reduced frontage shall not be further divided to reduce its area or to create additional building lots. Further, such plan shall show the proposed dwelling location.
- (6) Reduced frontage lots shall meet the requirements of § 200-3.3B(5) of the Charlton Zoning Bylaw [two-thirds (2/3) upland area].

A True copy, Attest



Karen M. LaCroix  
Town Clerk