

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 17:

**ARTICLE 17.            ZONING BYLAW AMENDMENT – §200-3.1 USES AND INTENSITY REGULATIONS**

To see if the Town will vote and amend the Zoning By-law by amending Chapter 200, Section 31. (Uses and Intensity Regulations) to allow for zoning district boundaries to follow lot lines. 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 17 be accepted as printed in Appendix D 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 53 – YES, 7 – NO**


**Appendix D. ARTICLE 17. ZONING BYLAW AMENDMENT – §200-3.1 USES AND INTENSITY REGULATIONS**

To see if the Town will vote and amend the Zoning By-law by amending Chapter 200, Section 31. (Uses and Intensity Regulations) to allow for zoning district boundaries to follow lot; or to take any other action relative thereto.

**Section 3  
Use and Intensity Regulations  
§ 200-3.1 Zoning Districts.**

(D) Divided lots. Where boundary of a zoning district divides a lot having frontage on a street in a less restricted district, the provisions of this bylaw covering the less restricted portion of the lot may extend not more than twenty-five (25) feet within the lot beyond the district boundary. Where the boundary of a district divides a lot having frontage on a street in a more restricted district, the provisions of this bylaw covering the more restricted portion of the lot shall extend to the entire lot. Where a district boundary encompass thirty three percent (33%) or less of a lot, district line will follow the lot lines. For the purposes of this section, the districts in descending order from more restricted to less restricted are: Floodplain, Agricultural or Rural Residential, Low Density Residential, Residential - Small Enterprise, Neighborhood Business, Village District, Community Business, Business Enterprise Park and Industrial General.

A True copy, Attest



Karen M. LaCroix  
Town Clerk