



ARTICLE ##. SPECIAL PERMITS AMENDMENTS

ARTICLE ##. To see if the town will vote to designate the Planning Board as the special permit granting authority (SPGA) for all special permits except those relating to nonconforming structures or uses and those pursuant to §325-51.P Certification of a Dwelling Unit, as shown, to further facilitate streamlining the permitting process:

~~Strikethrough~~ represents language proposed for deletion
Underline represents language proposed for inclusion

ARTICLE II. Definitions

§ 325-2. Word Usage & Definitions

SPECIAL PERMIT GRANTING AUTHORITY - ~~The Planning Board established pursuant to MGL c. 41, § 81A shall be the special permit granting authority in any case where this bylaw requires such permit for erection of multifamily dwellings, cluster developments, hotels and motels, structures (except those dedicated to single family, religious, or educational uses) having a gross floor area of more than 7,500 square feet or requiring 20 or more new parking spaces, site plan special permits, all uses requiring special permits in the Drinking Water Resource Protection District, retail sales of gasoline, adult entertainment, or personal wireless service facilities. The Board of Appeals established hereunder shall be the special permit granting authority for all other such permits, including special permits to change, alter, or extend a nonconforming use.~~ The Board of Appeals established hereunder shall be the special permit granting authority for any application requiring such permit to change, alter, or extend a nonconforming structure or use, or for certification of continuance of existing dwellings. The Planning Board established pursuant to MGL c.41, §81A shall be the special permit granting authority for all other applications requiring a special permit.

ARTICLE V. Use Regulations

§ 325-14. Supplemental Regulations

O. ~~In commercial and industrial districts, fast food/takeout restaurants are allowed subject to the granting of a special use permit by the Planning Board. In addition, any~~ Any new fast-food/takeout restaurant is subject to special permit review pursuant to § 325-51 and site plan review pursuant to § 325-55. The following criteria must be met for granting of the special use permit: the proposed use will not adversely impact traffic flow and safety and the proposed use will be compatible with surrounding land uses.

ARTICLE X. Administration and Enforcement

§ 325-51. Special Permits

~~The Planning Board shall have authority to hear and decide applications for special permits for dwellings with accessory apartments, shared housing for the elderly, multifamily dwellings,~~

~~cluster developments, hotel or motel uses, structures (except those dedicated to single family, religious or educational uses) having a gross floor area of more than 7,500 square feet or requiring 20 or more new parking spaces, site plans pursuant to § 325-55 hereof, all uses requiring a special permit in Drinking Water Resource Protection Districts, personal wireless service facilities, and adult entertainment. The Board of Appeals shall have authority to hear and decide all other applications for special permits.~~ The Board of Appeals shall have authority to hear and decide applications for all changes, alterations, or extensions of a nonconforming structure or use that require a special permit and for certification of continuance of existing dwellings under §325-51.P. The Planning Board shall have authority to hear and decide all other applications for special permits. Special permits shall only be issued following public hearings held within 65 days after filing of an application with the Board of Appeals or the Planning Board, a copy of which shall forthwith be given to the Clerk by the applicant, and all notices and other requirements provided by the Zoning Act shall govern said hearing.

and to act fully thereon. By request of the Planning Board.