

ARTICLE 15

**ZONING BYLAW AMENDMENT/LARGE ADDITIONS
PROVISIONS**

To see if the Town will vote to amend the Zoning Bylaw, Section 6.08, by adding in the first sentence after the word “addition” the words:

to, or reconstruction or replacement (hereinafter and for the purposes of this section collectively referred to as “alteration”) of an existing house,

and by striking out the words “such addition is constructed within the existing foundation or” and by inserting the words “and scale” after “setbacks” and by changing the word “abutting” to “nearby” and by inserting after the word “uses” the words: “and the potential effects of shadows and on sunlight upon the same”

so that said section will read as follows:

Section 6.08 – Large Additions in Residential Districts

No alteration or addition to, or reconstruction or replacement (hereinafter and for the purposes of this section collectively referred to as “alteration”) of an existing house, permitted as of right or by special permit in an R0, R1, or R2 District which increases the size of a building by 750 square feet or by 50% or more of the original building’s gross floor area shall be allowed unless there is a finding by the Special Permit Granting Authority, acting pursuant to Section 10.11, that the alteration is in harmony with other structures and uses in the vicinity. In making its determination, the Special Permit Granting Authority shall assess, among other relevant facts, the dimensions, setbacks, and scale of the proposed alteration in relation to nearby structures and uses and the potential effects of shadows and on sunlight upon the same and determine its conformity to the purposes set forth in Article 1, Section 1.03, of the Zoning Bylaw. Requests for building permits for additions or alterations which when combined with an alteration or addition within the previous five years which would require a special permit finding shall be deemed to require such a finding.

or take any action related thereto.

(Inserted at the request of John L. Worden III and ten registered voters)