

**TOWN OF CHARLTON
BY-LAW APPROVAL**

TOWN BULLETIN

**BY-LAWS VOTED AT
OCTOBER 13, 2020
SPECIAL TOWN MEETING**

**WARRANT ARTICLE(S)
6, 7, 8, 9 (Zoning)**

POSTED: Jan. 26, 2021

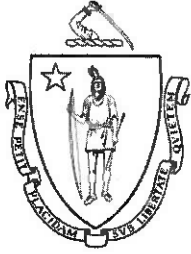
By:

Karen LaCroix

Town Clerk

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THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL

CENTRAL MASSACHUSETTS DIVISION
10 MECHANIC STREET, SUITE 301
WORCESTER, MA 01608

MAURA HEALEY
ATTORNEY GENERAL

(508) 792-7600
(508) 795-1991 fax
www.mass.gov/ago

January 25, 2021

Karen LaCroix, Town Clerk
Town of Charlton
37 Main Street
Charlton, MA 01507

Re: **Charlton Special Town Meeting of October 13, 2020 -- Case # 9946**
Warrant Articles # 6, 7, 8 and 9 (Zoning)

Dear Ms. LaCroix:

Articles 6, 7, 8 and 9 - We approve Articles 6, 7, 8 and 9, and the map amendments related to Articles 6 and 7, from the October 13, 2020 Charlton Special Town Meeting. We will return the approved maps to you by regular mail

Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute. Once this statutory duty is fulfilled, (1) general by-laws and amendments take effect on the date these posting and publishing requirements are satisfied unless a later effective date is prescribed in the by-law, and (2) zoning by-laws and amendments are deemed to have taken effect from the date they were approved by the Town Meeting, unless a later effective date is prescribed in the by-law.

Very truly yours,

MAURA HEALEY
ATTORNEY GENERAL

Nicole B. Caprioli

By: Nicole B. Caprioli
Assistant Attorney General
Municipal Law Unit
10 Mechanic Street, Suite 301
Worcester, MA 01608
(508) 792-7600 ext. 4418

cc: Town Counsel James F. Cosgrove

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/election of the qualified voters of the Town of Charlton, held **Oct. 13, 2020** the following business was transacted under **Article 6.**

ARTICLE 6. ZONING MAP AMENDMENT

To see if the town will vote to amend the Zoning Map, Section 200.3.1.B, by making the following changes: Change Assessor's Parcel 32-A-6 consisting of 40.6 +/- acres, currently zoned R-40 Low Density Residential (R-40), to Business Enterprise Park (BEP) District. The Zoning Change is shown on the attached map. Or take any action relative thereto or thereon.

SPONSOR: PROPERTY OWNER

MOTION: I move that the Town approve Article 6 as written.

RECOMMENDATION OF THE PLANNING BOARD: The Planning Board recommends approval of this article as written.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS supports this motion.

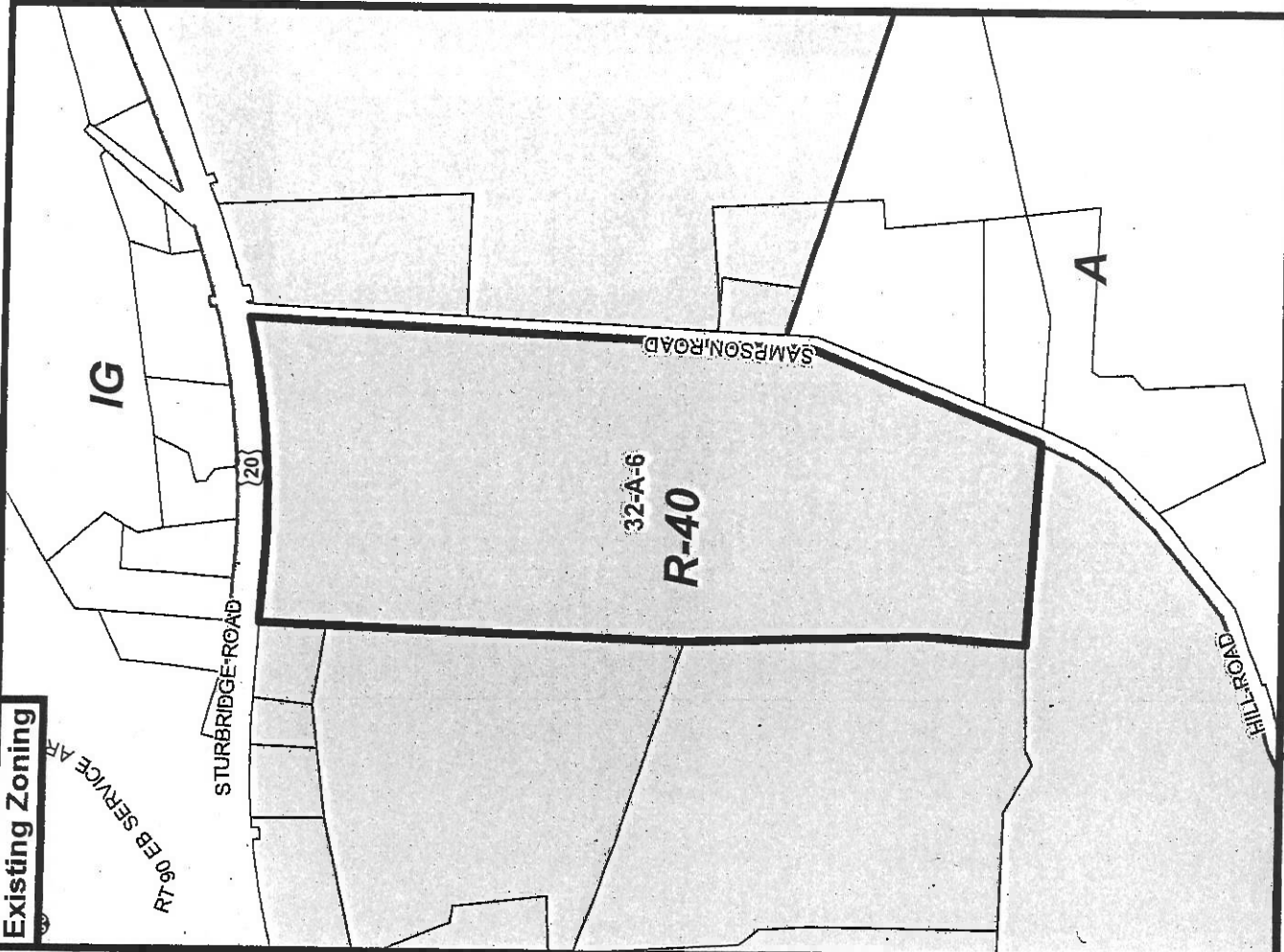
TWO THIRDS VOTE NEEDED. ((Gen. Laws Chapter 40A, Section 5, paragraph 5).

MOTION PASSES BY NECESSARY 2/3RD VOTE 46 – YES, 22- NO

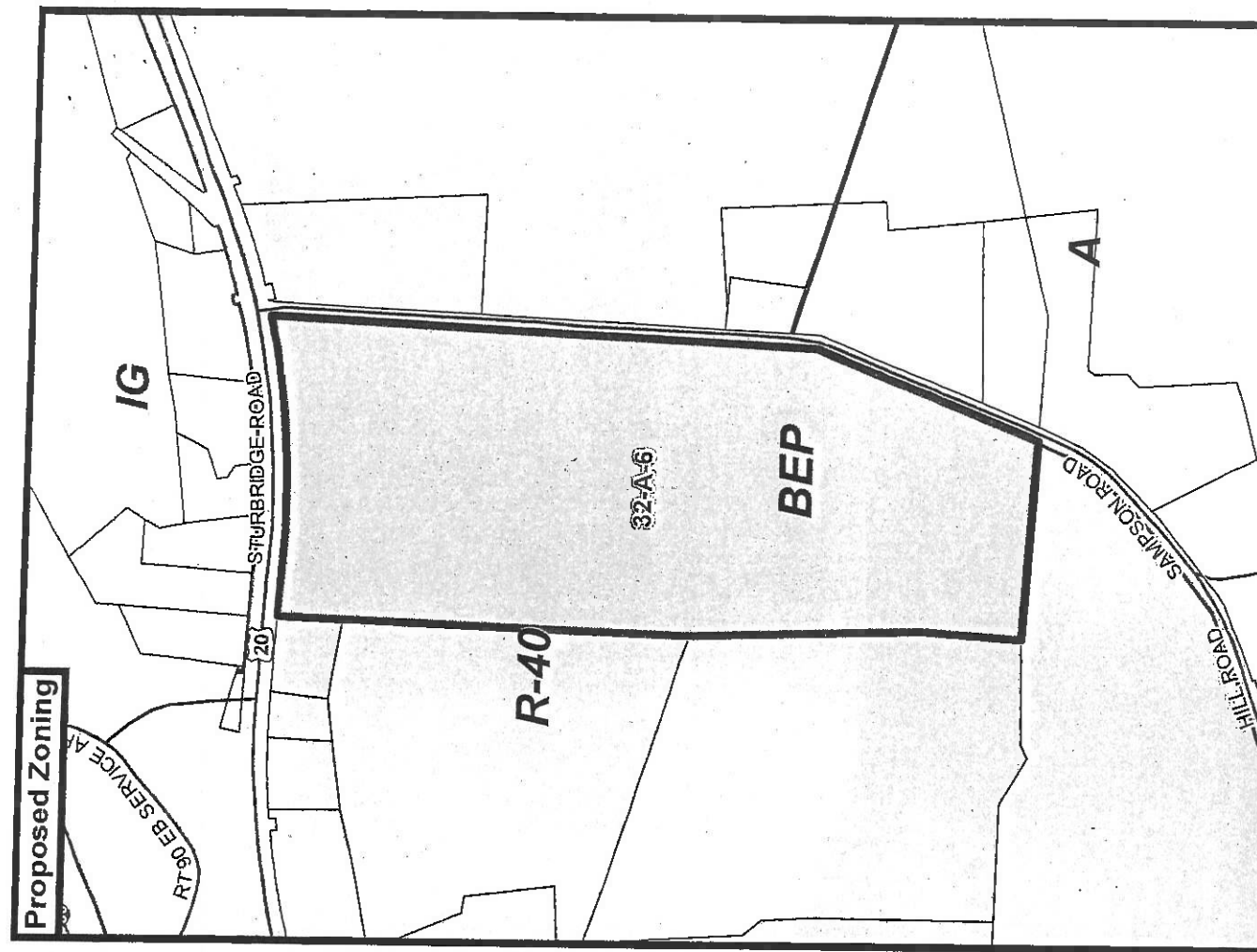
A True copy, Attest

Karen M. LaCroix
Town Clerk

Existing Zoning



Proposed Zoning



Produced by the



One Mercantile Street,
Suite 520
Worcester, MA 01608

AGRICULTURE



INDUSTRIAL-GENERAL



RESIDENTIAL-LOW DENSITY



BUSINESS ENTERPRISE PARK



PROPOSED ZONING CHANGE AREA



Proposed Re-Zoning > Residential-Low Density to Business Enterprise Zone

Town of Charlton, MA



Source Data: Town of Charlton, CMRPC, MassDOT, MassGIS.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

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/election of the qualified voters of the Town of Charlton, held Oct. 13, 2020 the following business was transacted under Article 7.

ARTICLE 7. ZONING MAP AMENDMENT

To see if the town will vote to amend the Zoning Map, Section 200.3.1.B, by making the following changes: Change Assessor's Parcel(s) 26-D-13 and 26-D-13.2 consisting of a total of 87.5 +/- acres, currently zoned Community Business (CB), to Business Enterprise Park (BEP). The zone change is on the attached map. Or take any action relative thereto or thereon.

SPONSOR: PROPERTY OWNER

MOTION: I move that the Town approve Article 7 as written.

RECOMMENDATION OF THE PLANNING BOARD: The Planning Board recommends approval of this article as written.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS supports this motion.

TWO THIRDS VOTE NEEDED. ((Gen. Laws Chapter 40A, Section 5, paragraph 5).

MOTION PASSES BY NECESSARY 2/3RD VOTE 53 – YES, 17- NO

A True copy, Attest

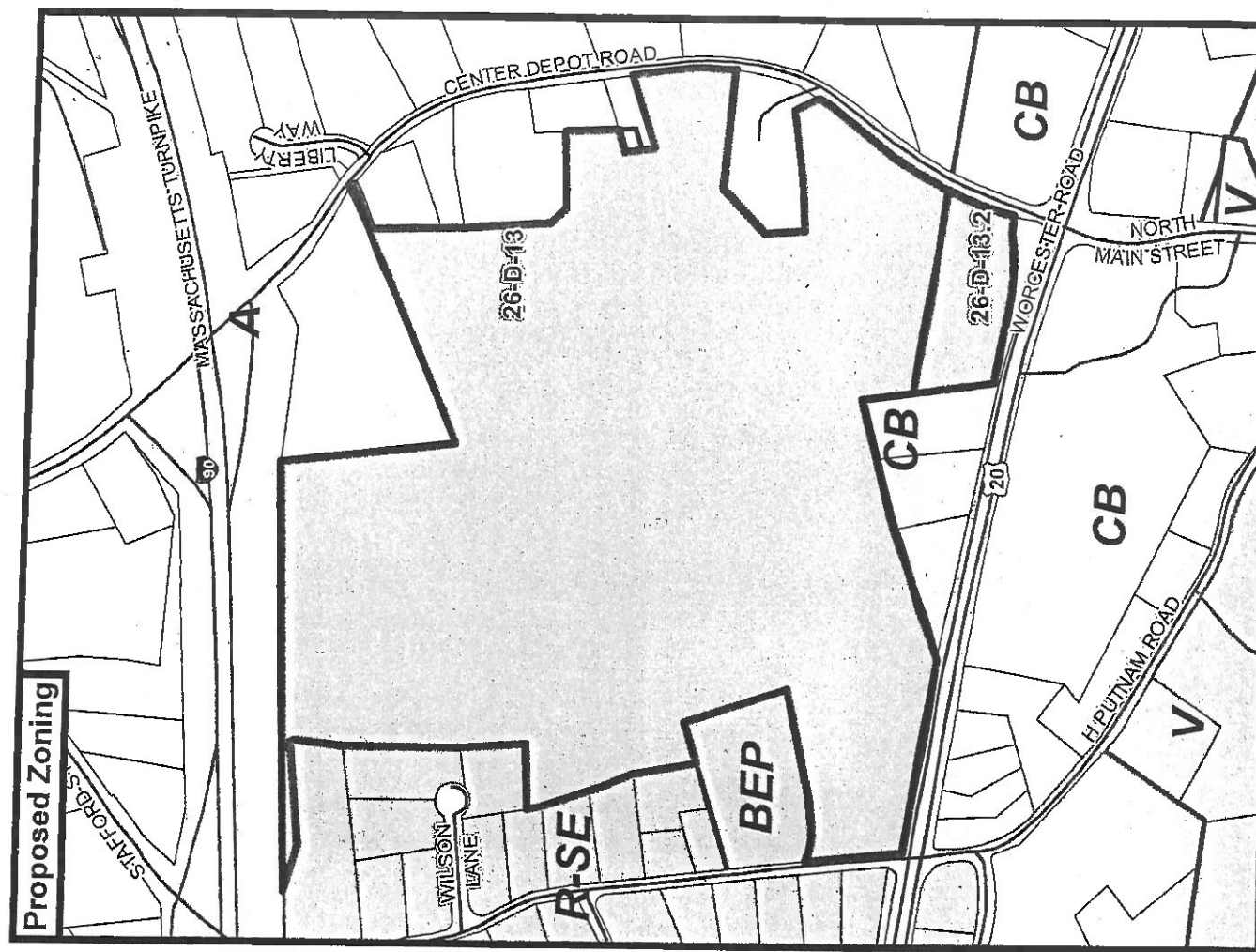
A handwritten signature in cursive script, appearing to read "Karen M. LaCroix".

Karen M. LaCroix
Town Clerk

Existing Zoning



Proposed Zoning



Produced by the

 One Mercantile Street,
 Suite 520
 Worcester, MA 01608

- AGRICULTURE
- COMMUNITY BUSINESS
- BUSINESS ENTERPRISE PARK
- VILLAGE DISTRICT
- RESIDENTIAL-LOW DENSITY
- RESIDENTIAL-SMALL ENTERPRISE
- PROPOSED ZONING CHANGE AREA

Proposed Re-Zoning > Community Business to Business Enterprise Zone
 Town of Charlton, MA
 0.11 0.055 0 0.11
 Miles 1 inch = 0.11 miles

Source Data: Town of Charlton, CMRPC, MassDOT, MassGIS.
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VOTE CERTIFICATE

TOWN OF CHARLTON

At a legal meeting/election of the qualified voters of the Town of Charlton, held **Oct. 13, 2020** the following business was transacted under **Article 8.**

ARTICLE 8. BUILDING HEIGHT

To see if the town will vote to amend Charlton Zoning By-Law Section 200-3.2 Use Regulations, D. Intensity of Use Schedule, to read as set forth below, the intent being to allow an increase of building or other structure height in IG and BEP zoning districts from the present 36 feet to up to but no more than 50 feet, subject to approval of a Special Permit from the Planning Board and provided that the required, minimum setback from the building/structure approved for the Special Permit to both: (a) the nearest residential structure, including any accessory use structure; and (b) the nearest boundary of any abutting residential or agricultural zoning district boundary line shall be double the ordinarily required setback in the zone in which the building/structure so approved is located.

"D. Intensity of Use Schedule.

Minimum

Lot Width

and

Zoning District	Minimum Lot Area (square feet)	Contiguous Street Frontage (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Building Coverage (% of lot)	Maximum Building Height (feet)
Industrial –	40,000	155	40	35 ²	35 ²	40	36 ¹¹
General IG							
Business	80,000	260	50 ⁵	50 ⁵	50 ⁵	33	36 ¹¹
Enterprise							
BEP							

¹¹Maximum Building Height may exceed 36 feet up to no more than 50 feet in the Industrial General and the Business Enterprise Zone districts subject to a Special Permit from the Planning Board so approving. Provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back twice the ordinarily required minimum required setback for that zoning district from both: (a) the nearest residential structure, including any accessory use structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district."

, or take any action relative thereto or thereon.

SPONSOR: PLANNING BOARD

MOTION: I move that the Town approve Article 8 as written.

RECOMMENDATION OF THE RECOMMENDATION OF THE PLANNING BOARD: The Planning Board recommends approval of this article as written.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS supports this motion.

TWO THIRDS VOTE NEEDED. ((Gen. Laws Chapter 40A, Section 5, paragraph 5).

MOTION PASSES BY NECESSARY 2/3RD VOTE 56 -- YES, 10- NO

A True copy, Attest



Karen M. LaCroix
Town Clerk

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



VOTE CERTIFICATE

TOWN OF CHARLTON

At a legal meeting/election of the qualified voters of the Town of Charlton, held Oct. 13, 2020 the following business was transacted under Article 9.

ARTICLE 9. PARKING

To see if the town will vote to amend the portion of Charlton Zoning By-Law Section 200-4.2, Off-Street Parking and Loading, B. Off-Street Parking Schedule, governing warehousing, manufacturing and distribution facilities, to read as follows:

Article 9. Parking

B. Off Street Parking Schedule

Use	Unit of Measure	Parking Spaces (required/unit or fraction thereof)
<u>Manufacturing</u>	<u>1000 s.f. Gross Area</u>	<u>1.0</u>
<u>Warehousing/Storage</u>	<u>3000 s.f. Gross Area</u>	<u>1.0</u>
<u>Distribution</u>		

, or take any action relative thereto or thereon.

SPONSOR: PLANNING BOARD

MOTION: I move that the Town approve Article 9 as written.

RECOMMENDATION OF THE RECOMMENDATION OF THE PLANNING BOARD: The Planning Board recommends approval of this article as written.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS supports this motion.

TWO THIRDS VOTE NEEDED. ((Gen. Laws Chapter 40A, Section 5, paragraph 5).

MOTION PASSES BY NECESSARY 2/3RD VOTE 60 – YES, 6- NO

A True copy, Attest

A handwritten signature in cursive script, reading "Karen M. LaCroix".

Karen M. LaCroix
Town Clerk