

Amendments for Public Hearing 3/2/2026

(New Language Bolded)

Amendment to Section 5.2. – Accessory Apartment

5.2.5. – Delete [“May be located in the rear yard only.”] and replace with **“May be located in the rear yard only unless otherwise approved by the Commission.**

5.2.8 Parking spaces shall be screened from public view or located in the rear yard.

Amendment to Section 5.21.3 - Non-Residential Development in Residence Districts. *“Each non-residential building with a building footprint in excess of 2,500 [4,000] square feet requires a Special Exception Permit and shall be setback from the front, side and rear Lot line by the distance required for the front, side and rear yard for the district in which the building is located, plus an additional 25 feet from the front, side and rear yard line for each 1,000 square feet, or fraction thereof, of building footprint in excess of 2,500 square feet.*

6.1 Zoning Enforcement Officer

New - These Regulations shall be enforced by the Commission acting by and through the Zoning Enforcement Officer, who shall be appointed by the Commission. The Zoning Enforcement Officer shall carry out his/her duties according to law and under such rules and regulations as the Commission may, from time to time, adopt. The Zoning Enforcement Officer shall be empowered to:

- a. Determine whether any use of and/or improvements on a lot complies with all requirements of these regulations and, if so, to issue a Zoning Permit and/or Certificate of Zoning Compliance.***
- b. Inspect or cause to be inspected any use of and/or improvements on a lot and to issue written orders to correct or abate any condition found to be in violation of these Regulations in accordance with enforcement procedures adopted by the Commission.***
- c. Maintain full, accurate, and up-to-date records of all applications, permits, certificates, inspections, complaints, enforcement actions, and other records required by these Regulations, including the maintenance of complete and current hard-copy files in addition to any electronic or digital records, subject to applicable law regarding disclosure and exemptions.***
- d. Provide regular written reports of zoning activities to keep the Commission informed including: matters reasonably likely to result in an appeal, litigation, or referral to legal counsel and an annual summary of enforcement activity and recommendations regarding enforcement priorities and potential amendments to these Regulations.***
- e. Prepare a proposed annual budget for review, comment, and approval prior to submission to the Board of Selectmen.***
- f. Provide such other information as the Commission may reasonably request.***