

**ANNUAL TOWN MEETING WARRANT
TOWN OF DRACUT
NOVEMBER 13, 2023**

**ARTICLE #7
ZONING BY-LAW
SECTION 3. USE REGULATIONS**

Summary:

Previously the Board of Selectmen had Special Permit Granting Authority for many of these; it has been determined that the Planning Board shall be the granting authority for most developments that do not involve other licenses that are the responsibility of the Board of Selectmen; which is the primary reason the Board of Selectmen would be the authorized grantor.

What will a "YES" vote mean?

A "YES" vote will update the codes to clarify the abbreviations used in the Table of Use Regulations. It will also shift many of the routine special permit applications to the Planning Board. Lastly, it will expand the Board of Selectmen's ability to allow telecommunication antenna installations in existing structures other than steeples.

What will a "NO" vote mean?

A "NO" vote will retain the current coding and Board of Selectmen responsibilities. The Town of Dracut Zoning Bylaw will continue to allow telecommunication antennas only in steeples, which may not be permissible by the FCC.

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1. To amend the **Zoning Bylaw Section 3.3 Table of Use Regulations**:

A. By removing the entry under Codes in its entirety and insert the following in its place

“Codes: P –	Permitted Use
O –	Prohibited Use
PB –	Special Permit Planning Board
BOS –	Special Permit Board of Selectmen”

B. Amend the following Uses in all Zones requiring a Special Permit to make the Planning Board the Special Permit Granting Authority:

- a. Hospitals
- b. Post Office
- c. Funeral Home
- d. Commercial and Trade School
- e. Motor Vehicle Service Station
- f. Car Wash
- g. Motor Vehicle Repair or Body Shop
- h. Vehicle Equipment Sales
- i. Parking Facility
- j. Commercial Broadcast Facility
- k. Day Care Facility
- l. Telecommunications Facility
- m. Storage
- n. Containerized Temp. Storage
- o. Solid Waste Disposal

C. Amend footnote #9 by inserting after the word “Steeple” the following words “or other existing structure of sufficient height”.

or take any action relative thereto.

Submitted by: Alison Manugian, Community Development Director
Recommendations: Approval Recommended (Planning Board)