

THE COMMONWEALTH OF MASSACHUSETTS

TOWN WARRANT

Worcester, SS.

TO EITHER OF THE CONSTABLES OF THE TOWN OF **SUTTON** IN THE COUNTY OF WORCESTER,

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby directed to notify and warn the inhabitants of the Town of Sutton, qualified to vote in Town elections and in Town affairs, to assemble at **The Middle/High Athletic Fields**, 383 Boston Road in said **SUTTON** on

**SATURDAY, THE FIFTEENTH DAY OF
MAY, 2021**

At **10:00 o'clock in the morning**. Then and there to act on the following article(s) to wit:

ARTICLE 1

**AUTHORITY: Elected Board
SPONSOR: Board of Selectmen**

To receive the reports of the Town Officers and Committees.

ARTICLE 2

**AUTHORITY: Multiple Member Body
SPONSOR: Cemetery Commissioners**

To see if the Town will vote to authorize the Cemetery Commissioners to employ themselves in the work of the several cemeteries and to fix the compensation to be paid from appropriations for said department, or act or do anything in relation thereto.

ARTICLE 3

**AUTHORITY: Multiple Member Body
SPONSOR: Board of Health**

To see if the Town will vote to authorize the Board of Health to employ themselves in the performance of their work necessary to maintain health standards set by their department, and to fix the compensation to be paid from appropriations for said department, or act or do anything in relation thereto.

ARTICLE 4

**AUTHORITY: Elected Board
SPONSOR: Board of Selectmen**

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to operate the Sewer Department, for the ensuing 2022 Fiscal Year, or act or do anything in relation thereto.

ARTICLE 5

AUTHORITY: Elected Board
SPONSOR: Board of Selectmen

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to operate the Transfer Station, for the ensuing 2022 Fiscal Year, or act or do anything in relation thereto.

ARTICLE 6

AUTHORITY: Elected Board
SPONSOR: Board of Selectmen

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, or borrow, if necessary, to pay Town Debts and Charges for the ensuing 2022 Fiscal Year, or act or do anything in relation thereto.

ARTICLE 7

AUTHORITY: Elected Board
SPONSOR: Board of Selectmen

To see if the Town will vote to raise and appropriate a sum of money for the purchase and/or lease purchase of departmental equipment, the remodeling, reconstructing and making of extraordinary repairs to Town buildings, the cost of engineering services relating to the development of Town owned property and other purposes relating to the Town's Fiscal Year FY2022 Capital Projects Plan; and, as may be necessary, to authorize lease purchase agreements for terms of up to five years; to determine whether this appropriation shall be raised by borrowing or otherwise, or act or do anything in relation thereto.

ARTICLE 8

AUTHORITY: Elected Board
SPONSOR: Board of Selectmen

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money and appropriate the same to various underfunded accounts, or act or do anything in relation thereto.

ARTICLE 9

AUTHORITY: Elected Board
SPONSOR: Board of Selectmen

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow the amount of money made due to the Town of Sutton as the Commonwealth of Massachusetts' share of the state aid to Highways under Chapter 90, or act or do anything in relation thereto.

ARTICLE 10

AUTHORITY: Elected Board
SPONSOR: Board of Selectmen

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money for the purposes of paying prior year invoices, or act or do anything in relation thereto.

ARTICLE 11

AUTHORITY: Elected Board

SPONSOR: Board of Selectmen

To see if the Town will vote to authorize the Board of Selectmen to convey the two (2) Town-owned parcels of land located at 14 and 34 Hatchery Road in Sutton, Massachusetts, which parcels are shown on Assessors' Map 6 as Parcels 17 and 20, contain 25.08 acres, more or less, in the aggregate, and are a portion of the premises described in a deed recorded with the Worcester South Registry of Deeds, in Book 5016, Page 115, on such terms and conditions and for such consideration as the Board of Selectmen deems appropriate, and, further, to take any and all actions and execute any and all documents as may be necessary or convenient to accomplish the foregoing conveyance, or act or do anything in relation thereto.

ARTICLE 12

AUTHORITY: Elected Board

SPONSOR: Board of Selectmen

To see if the Town will vote to create a special purpose stabilization fund to be known as Health Insurance Stabilization Fund for the purpose of setting aside funds for future health insurance costs; and further to transfer from available funds a sum of money to said fund, or act or do anything in relation thereto.

ARTICLE 13

AUTHORITY: Elected Board

SPONSOR: Board of Selectmen

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money and appropriate said sum to the Special Education Tuition Stabilization Fund, which was established under Article 11 of the, May 9, 2016, of the Annual Town Meeting, or act or do anything in relation thereto.

ARTICLE 14

AUTHORITY: Elected Board

SPONSOR: Board of Selectmen

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money and appropriate said sum to the Other Post Employee Benefits (OPEB) expense account, or act or do anything in relation thereto.

ARTICLE 15

AUTHORITY: Elected Board

SPONSOR: Board of Selectmen

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court, for special legislation to amend the Home Rule Charter by, replacing, "Board of Selectmen" with the words "Select Board" in each and every instance in which said term appears; and, further, to delete gendered terms in the Charter and make appropriate editorial revisions to nearby words, without changing the meaning, to address any resulting grammatical issues; all as set forth in a document entitled "2021 Home Rule Charter Amendment", on file with the Town Clerk; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approves amendments to the bill before enactment by the General Court which are within

scope of the general public objectives of the petition, and to authorize the Board of Selectmen to approve such amendments, or act or do anything in relation thereto.

ARTICLE 16

AUTHORITY: Elected Board

SPONSOR: Board of Selectmen

To see if the Town will vote to amend the General Bylaws to replace “Board of Selectmen” with the words “Select Board” in each and every, instance in which, said term appears as set forth in a document entitled “2021 General Bylaw Amendment-Article 16”, on file with the Town Clerk, or do anything in relation thereto.

ARTICLE 17

AUTHORITY: Elected Board

SPONSOR: Board of Selectmen

To see if the Town will vote to amend the Zoning Bylaws, to replace the words, “Board of Selectmen” with the, words “Select Board”, in each and every instance in which said term appears as set forth in a document entitled “2021 Zoning Bylaw Amendment-Article 17”, on file with the Town Clerk, or act or do anything in relation thereto.

ARTICLE 18

AUTHORITY: Elected Board

SPONSOR: Board of Selectmen

To see if the Town will vote to amend the General Bylaws, Section 34.15. Enforcement. A. (1) by deleting the text shown in strike-through as follows, or act or do anything in relation thereto.

A. Criminal and Civil relief.

- (1) Any person who violates the provisions of this bylaw, or any associated regulations, permit, notice, or order issued thereunder, may be subject to criminal penalties and prosecution in a court of competent jurisdiction and shall result in a criminal fine of ~~not more than~~ \$300. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.

ARTICLE 19

AUTHORITY: Elected Board

SPONSOR: Board of Selectmen

To see if the Town will vote to accept the provisions of M.G.L. c.59, §5, Clause Twenty-second H (inserted by Chapter 218 of the Acts of 2018 known as an Act Relative to Veterans’ Benefits, Rights, Appreciation, Validation, and Enforcement (“BRAVE Act”)), which provides, a real estate tax exemption, to qualifying, surviving parents or guardians of soldiers and sailors, members of the National Guard and veterans who: (i) during active duty service, suffered an injury or illness documented by the United States Department of Veteran Affairs or a branch of the armed forces that was a proximate cause of their death; or (ii) are missing in action with a presumptive finding of death as a result of active duty service as members of the Armed Forces of the United States, or act or do anything in relation thereto.

ARTICLE 20

AUTHORITY: Elected Board
SPONSOR: Board of Selectmen

To see if the Town will vote to authorize the Board of Selectmen to acquire, by purchase, gift, and/or eminent domain, all or a portion of the parcel of land located at 28 Waters Road, Sutton, Massachusetts, containing 6.001 acres, more or less, shown as Parcel "A" on a plan recorded with the Worcester South District Registry of Deeds in Plan Book 767, Page 53, and being a portion of the premises described in a deed recorded in Book 23850, Page 279, on such terms and conditions as the Board of Selectmen deems appropriate, and to raise and appropriate, transfer from available funds, and/or borrow a sum of money to fund the acquisition and cost incidental or related thereto, and, further, to authorize the Board of Selectmen to take any and all actions and execute any and all documents as may be necessary or convenient to accomplish the foregoing acquisition, or act or do anything in relation thereto.

ARTICLE 21

AUTHORITY: Elected Board
SPONSOR: Board of Selectmen

To see if the Town will vote to authorize the Board of Selectmen to convey the parcel of Town-owned land located at 113 Providence Road, containing 39,000 square feet, more or less, and described in a deed recorded with the Worcester South District Registry of Deeds in Book 2155, Page 198, on such terms and conditions and for such consideration as the Board of Selectmen deems appropriate, including, without limitation, the conveyance of said parcel in exchange for trail and bicycle path easements on properties located at 63, 64, 65R, and/or 69 Blackstone Road, and further, to authorize the Board of Selectmen to acquire said easements on behalf of the Town, or act or do anything in relation thereto.

ARTICLE 22

AUTHORITY: Multiple Member Body
SPONSOR: Conservation Commission

To see if the Town will vote to amend the General Bylaws, Bylaw #12 Wetlands Protection, Section 12-3. Definitions, "Adjacent Upland Resource Area" & "Adjacent Upland Resource Area (AURA)" by deleting the strikethrough text and adding the italicized text, or act or do anything in relation thereto.

Section 12-3. Definitions

Adjacent Upland Resource Area- The land within 100' of a Resource Area as defined in MGL c.131, §40, 310 CMR 10.00, §12 -2 of this Bylaw , or 200' from the bank of a ~~Great Pond~~ or Perennial River as defined in this Bylaw.

Adjacent Upland Resource Area ("AURA")- An Area Subject to Protection under this Bylaw which extends perpendicularly from the outermost edge of stated Resource Areas below, without regard for topography.

A 100' AURA shall apply to:

- Banks of Intermittent Streams;
- Wetlands, regardless of whether they border a waterbody or watercourse;
- Vernal pools;
- *Great Ponds*

A 200' AURA shall apply to:

- Banks/Bankfull Condition/Mean Annual High Water mark of Perennial Rivers;
- ~~Great Ponds~~

AURA shall not apply to the following:

- Land Under Waterbodies & Waterways (LUW)
- Bordering Land Subject to Flooding (BLSF)
- Waterbodies less than 1/4acre-foot in size;
- Isolated Land Subject to Flooding (ILSF)

ARTICLE 23

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Map by revising the Office Light Industrial (OLI) Zoning District line located north of Boston Road and East of Dudley Road, as shown on a map entitled "Proposed Zoning Line Revision for Property off Boston Road by Whitman & Bingham, REV. date 3/2/21", or act or do anything in relation thereto.

ARTICLE 24

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Bylaw, Section III.B.3. Table 3 - Table of Height and Bulk Regulations by adding the underlined text as follows, or act or do anything in relation thereto.

	R-1	R-2	V	B-2	I	OLI
Max bldg. height (ft.)	35	35	30	35	35	35/70**
Max bldg. coverage of lot (covered area as % of total lot area)	10	20	50	50	50	*
Min habitable floor area per dwelling unit (sq. ft.)	768	768	768	NP	NP	--
Min open space (%)	--	--	10	25	40	--

(NP) = not permitted use)

* Maximum coverage of lots in the OLI District by impervious surfaces including principal and accessory buildings and structures, parking and loading areas, and roadways and drives shall not exceed sixty percent (60%) of the lot.

** Structures in the OLI District may exceed 35' only with a Special Permit granted by the Planning Board in accordance with the provisions of VII.A.2. of this Bylaw.

ARTICLE 25

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend Section III.A.4. – Table of Use – Sections B. – G. by deleting the strike through text and inserting the underscored text as shown below and renumber accordingly, or act or do anything in relation thereto.

Table 1- Table of Use Regulations

	R-1	R-2	V	B-2	I	OLI
B. COMMUNITY FACILITIES & INSTITUTIONAL USES:						
1. Church or other religious purpose, nonprofit educational facility, Town building except equipment garage	P	P	P	P	P	P
2. Country, hunting, fishing, tennis, or health clubs, golf courses, day camps or other camps or outdoor athletic fields. Structures used for, or in relation to these uses shall not exceed a 10,000 s.f. footprint	S	S	S	S	S	S* -
3. Cemetery	S	S	S	S	S	S* -
4. Town equipment garage	S	-	-	S	P	P -
5. Public utility except power plant or refuse facility	S	S	S	S	S	P
6. Power plant and refuse facility	-	-	-	-	S	S* -
C. AGRICULTURAL AND OPEN LAND USES:						
1. Agriculture, horticulture, floriculture, or viticulture, provided <u>at least five acres</u> are so used. A farm stand may be maintained provided that the majority of products for sale, measured based on either gross sales dollars or volume, have been produced on the land.	P	P	P	P	P	P
2. When <u>less than five acres</u> are used for agriculture, horticulture, floriculture, or viticulture:						
a. Agriculture, horticulture, and floriculture, or viticulture	P	S	S	S	S	S* -
b. Temporary stand maintained during the harvest season of the primary crop for retail sale of agriculture or farm products produced primarily on the same premises	P	P	P	S	S	S* -
c. Year round stand for retail sale of agriculture or farm products produced primarily on the same premises	S	S	P	S	S	S* -
d. Raising and for keeping of livestock, horses and poultry, not including the raising of fur animals for commercial use	P	S	S	S	S	S* -
e. Raising of fur animals	S	-	-	-	S	-
f. Commercial stables, provided all animals are enclosed within pens or other enclosures	S	-	-	-	S	-
3. Year round or temporary stands for retail sale of agriculture or farm products not produced primarily on the same premises.	S	S	P	S	S	S* -
4. Veterinary office in which all animals are completely enclosed in pens or other structures	S	S	S	-	-	-

D. OFFICE USES:						
1. Business and professional offices, including banks and monetary institutions	-	-	P	P	P	S* P
2. Drive-through windows at banks and monetary institutions and other offices	-	-	-	S*	S*	S*
3. Free-standing automatic teller machines (remove entire use from table)	-	-	S	P	P	P
4. Planned Business Development (PBD)	-	-	-	S*	S*	S*
5. <u>Research Offices or establishments devoted to research and development activities and Development</u>	-	-	S	S	P	S* P
E. RETAIL, TRADE AND SERVICE USES:						
1. Stores selling goods to the public	-	-	S*	S*	-	S*
2. Drive-through window for a pharmacy whether located in a free-standing pharmacy building or as part of a multi-use retail building	-	-	-	S*	-	S*
3. Sales by vending machines located outside of a building or structure	-	-	S	S	S	-
4. Restaurants	-	-	P	S	-	S* P
5. Restaurant, cafeteria, tea room or catering accessory to permitted or allowed main use	S	S	P	P	P	P
6. Drive-through window for a restaurant, but only when a minimum of 1,000 s.f. is dedicated to the restaurant use.	-	-	-	S*	-	-
7. Hotels and motels	-	-	S	P	S	S*
8. Personal service establishments	-	-	P	P	-	P
9. Funeral home or mortuary establishment	S	S	P	-	-	-
10. Hospital or medical clinic	-	-	S	S	S	S*
11. Convalescent or nursing home	S	S	S	S	-	S*
12. Repair services for appliances, furniture, and other goods, except for vehicular and automotive repairs	-	-	P	S	-	S*
13. Motion picture establishment, amusement facilities, or sports complexes	-	-	S	S	-	P S*
14. For profit educational establishments	-	-	P	S	S	S*
15. Communications and television towers (does NOT include wireless communication facilities)	S	-	-	-	S	S
16. Wireless communications facility (refer to Section V.C. of this Bylaw)	-	-	-	S	S	S
17. Antique Shop (retail sale of antique furniture, artwork, collectible merchandise to the general public in a premises occupying less than 1,000 square feet)	S*	-	-	-	-	-
18. Commercial Kennels	S	-	-	S	S	S*
19. Self Storage Facility (remove entire use from table)	-	-	-	-	-	S*
19. <u>Rental of goods, not including vehicles or construction equipment</u>	-	-	S*	P	P	P

20. Wholesale Trade	-	-	S	S	P	S*
21. Brewery, Distillery, Winery	-	-	S*	S*	S*	S*
22. Service Companies	-	-	S	S	P	S*
F. VEHICULAR AND AUTOMOTIVE USES:						
1. Establishments selling new and/or used automobiles, trucks, motorcycles, trailers, construction equipment, or boats	-	-	-	-	-	-
2. Establishments selling new and/or used automobiles at or over 26,000 gvwt, including but not limited to trucks, construction equipment, municipal equipment.	-	-	-	-	S*	-
3. Automotive repair, automobile services (not including a junk yard or open storage of abandoned automobiles and other vehicles)	-	-	S	S	P	-
4. Railroad and railway express service	-	-	S	P	P	P
5. Trucking services and warehousing	-	-	-	S	P	S*
6. Commercial Gas Station primarily for passenger vehicles	-	-	S	S	S	-
7. Warehouse with Distribution	-	-	-	-	S*	S*
8. Package and/or Freight Delivery Company	-	-	-	-	S*	S*
G. MANUFACTURING, PROCESSING, AND EARTH REMOVAL USES:						
1. Processing	-	-	-	-	P	S*
2. Manufacturing, wholesale trade, wholesale sales of construction material	-	-	S	S	P	S*
3. Landscape contractors, arborists, and building contractors	-	-	S*	S	P	S*
4. Research and development facilities	-	-	S	S	P	S*P
5. Accessory (whether or not on the same parcel) scientific research and development	-	-	-	S	S	S*
6. Earth removal	-	S	-	S	P	S
7. Earth removal incidental to an approved subdivision, site plan, or duly issued building permit	P	P	P	P	P	P
8. Paving and Other contractors' yards, not including paving	-	-	-	-	P	S*
9. Accessory uses (remove entire use from table)	-	-	-	-	-	S*
H. RENEWABLE ENERGY RESOURCES						
1. Small Hydropower Installations	S*	S*	S*	S*	S*	S*
2. Small Wind Turbines	S*	S*	-	S*	S*	S*
3. Small Solar Photovoltaic Installations (less than 250 kW)	P	P	P	P	P	P
4. Large Ground-Mounted Solar Photovoltaic Installations (250 kW+)	-	-	-	P	P	P

ARTICLE 26

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the town will vote to amend the Zoning Bylaw, Section I.B. – Definitions by deleting the definition of “Self-storage Facility”, or act or do anything in relation thereto.

ARTICLE 27

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the town will vote to amend the Zoning Bylaw, Section I.B. – Definitions by adding the definition of “Brewery, Distillery, Winery”, or act or do anything in relation thereto.

Brewery, Distillery, Winery - A business where the primary use is the production and distribution of malt, spirituous, or vinous beverages with a tasting room and which holds the required State and Local licenses for the activities occurring on site, which may also include food, music, indoor and outdoor seating.

ARTICLE 28

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Bylaw, Section I.B. – Definitions by adding the following definition, or act or do anything in relation thereto.

Service Companies – A service company is a business that generates income by providing services (primarily off-site) instead of selling physical products.

ARTICLE 29

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Bylaw, Section I.B. - Definitions, by adding the following definitions, or act or do anything in relation thereto.

Manufacturing: A building and related facilities where goods and products are assembled and/or fabricated. Such facilities may include office space and warehousing of the raw materials/components and distribution of finished products. The following are expressly prohibited: petroleum production/refining, smelting, explosives/fireworks production, tanneries and slaughterhouses

ARTICLE 30

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Bylaw, Section I.B. - Definitions, by adding the following definitions, or act or do anything in relation thereto.

Warehouse with Distribution: A building and related facilities where goods, products or materials owned by a single entity are received, stored on site for varying time frames and primarily distributed to a single or narrow group of retailers, wholesalers, and/or business clients. This use is not intended to include Fulfillment Center.

Fulfillment Center: A building and related facilities where goods or products sold online by a single entity or a single entity and their affiliated sellers are received and stored on-site temporarily for the purpose of delivery direct to consumer destinations. Such facilities may include automated systems, office space and a pick and pack area to be used for sorting and packaging goods and products for delivery from available, on-site inventory.

ARTICLE 31

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Bylaw, Section I.B. - Definitions, by adding the following definitions, or act or do anything in relation thereto.

Package/Freight Delivery Company: A building and related facilities where packages and/or freight from multiple users is received and stored on-site temporarily for the purpose of delivery to a destination specified by the user. This use is not intended to include Fulfillment Center or Warehouse with Distribution.

ARTICLE 32

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Bylaw Section III.A.4. Table of Use and Footnote 1 by adding the underlined text and deleting the strike-through text as shown below, or act or do anything in relation thereto.

I. REGISTERED MARIJUANA BUSINESSES (RMB)	R-1	R-2	V	B-2	I	OLI
1. Registered Marijuana Dispensaries (RMD) – Medical ¹	-	-	-	-	-	<u>P</u> ≠
2. Marijuana Cultivators – Non-medicinal ¹	-	-	-	-	-	<u>S*</u> ≠
3. Marijuana Product Manufacturers Non-medicinal ¹	-	-	-	-	-	<u>S*</u> ≠
4. Marijuana Testing Facilities Non-medicinal ¹	-	-	-	-	-	<u>S*</u> ≠
5. Marijuana Retailer Non-medicinal	-	-	-	-	-	-
J. OTHER						
1. Use, Accessory	P	P	P	P	P	P

Footnotes:

¹This use is also allowed by Special Permit in the Marijuana Business Overlay District (MBOD) only.

ARTICLE 33

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Bylaw, Section III.B.3, Table 2 – Table of Area Regulations – Footnotes by adding the underlined text as shown below, or act or do anything in relation thereto.

2. No building except a boathouse shall be within ten (10) feet of any watercourse or wetland area or, if subject to flooding, within ten (10) feet beyond its flood line. No building shall be within twenty-five (25) feet of any town boundary line, except within the Office Light Industrial (OLI) District. Said town boundary line is the actual line between town corner bounds.

ARTICLE 34

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning By-Laws, Section III.B.3. Table 2 - Table of Area Regulations – Footnotes and Section I. B. - Definitions, by adding the underlined text as shown below and by adding the following definition of “Cul-de-sac Bulb”, or act or do anything in relation thereto.

6. All lots in the OLI and I districts shall have a lot frontage of at least two hundred (200) feet except when the lot is completely situated on a cul-de-sac bulb, in which case the minimum lot frontage shall be one hundred (100) feet and the minimum width shall be one hundred and twenty-five (125) feet.

AND;

Cul-de-sac Bulb – The rounded turning area at the end of a cul-de-sac. The cul-de-sac bulb begins where the roadway width starts to widen into transition curve(s) leading into the large radius of the bulb.

ARTICLE 35

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Bylaw, Section I.C.3. Non-Conforming Lots by adding a new provision c. and re-letter accordingly, or act or do anything in relation thereto.

- c. Any lawful pre-existing non-conforming unimproved lot within the R-1, R-2 or V Districts with a minimum of 20,000 s.f. of area and 50' of frontage that is/was held in common ownership with an adjacent legally developed lot and for which the 5 year zoning change exemption period of G.L. c. 40A §6 has expired, may be determined to be buildable pursuant to a Special Permit granted by the Zoning Board of Appeals in accordance with the provisions of Section VII.A. The Zoning Board of Appeals must additionally find that said vacant lot is substantially consistent in size and frontage with other developed lots in the immediate area. Said special permit shall only apply to one such vacant lot held in common ownership.

ARTICLE 36

AUTHORITY: Multiple Member Body
SPONSOR: Planning Board

To see if the Town will vote to amend the Zoning Bylaw Section VI.H.2.c. by deleting the strike through text and adding the underlined text as shown below, or act or do anything in relation thereto.

- a. The area of said lot shall be at least three (3) times the minimum required lot area in the applicable residential zoning district. ~~Said lot shall also have at least three (3) times the required upland area.~~ Required upland area shall not be tripled.

And you are directed to serve this Warrant, by posting copies attested by you in the following places:

the store in Sutton Center
the Town Hall (Municipal Center)
each of the Post offices
the Senior Center, Hough Road
the Whittier's Farm Milk Store, Douglas Road
the store in Manchaug at the Four Corners
the elderly housing community center
the store in Heritage mall in Wilkinsonville
on the town's website and local access cable channel.

In said SUTTON, at least SEVEN days before the holding of said meeting.

HEREOF FAIL NOT, and make due return of this Warrant with your doings thereon, to the Town Clerk of said Sutton on or before time holding the meeting.

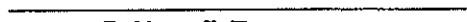
Given under our hands this 20th day of APRIL in the year Two Thousand and Twenty-one.

SUTTON BOARD OF SELECTMEN


Wendy M. Mead, Chair


Jesse P. Limanek, Vice Chair


Jonathan D. Anderson, Clerk


Jeffrey J. Bannon


David M. Hall

POSTED:

DATE

CONSTABLE