

ARTICLE

To see if the Town will vote to amend Section VI. of the Zoning Bylaw – Special Regulations, by adding the following section, or act or do anything in relation thereto.

Q. Special Event Facility**Purpose**

The purpose of this section is to encourage the preservation of agricultural and other larger parcels of land by allowing income generating events using the grounds and structures while also minimizing impact on abutting properties.

Permitting

Special Event Facilities shall only be allowed via Special Permit granted by the Planning Board in accordance with the provisions of this bylaw and the Special Permit procedures set forth in G.L. c. 40A.

General Provisions:

- a. Facilities shall only be allowed on a single property, or directly adjacent properties held in identical ownership, with a minimum of forty (40) acres (“Qualifying Property”). For purposes of this by law, a “facility” means any building or other improvement now or hereafter existing on a Qualifying Property, constructed and maintained by the owner pursuant to all laws and regulations.
- b. The owner of the Qualifying Property shall be responsible to supervise and control conduct at all events held on the Qualifying Property. No later than the last day of the first week of January and July of each year, the owner shall provide a list of each event anticipated to be held in the next six months, and a list of those events actually held in the prior six months. These lists shall be provided to the Planning Department, Select Board, and Board of Health. These lists shall include the type of event, number of attendees, staff, and whether food or alcohol was served, and what form of entertainment was provided, if any.
- c. Events shall be restricted to private events, not open to the general public at any time. Permitted types of events may include bridal showers, single day retreats, weddings, family gatherings and similar kinds of activities. No more than one (1) event shall be held on any calendar day.
- d. Persons present at events shall not exceed one hundred twenty-five (125) persons, including guests and staff supporting the event.
- e. The maximum number of events held annually shall be as follows.

Number of Attendees	Maximum Events Per Year
75-125 Persons	10 Events
25-74 Persons	20 Events
Less than 25 Persons	As determined by Planning Board during permitting

- f. For events utilizing a structure, occupancy shall not exceed the lesser of the maximum number of persons allowed at an event per this bylaw and the permitted maximum occupancy of a structure as determined by Town Officials.
- g. Events shall be held only within the hours of 9 AM to 9 PM. However, no event shall exceed 8 hours in duration. Event hours and duration exclude set-up and break-down, which are limited to 2 hours each.
- h. All events require on-site and off-street parking for all vehicles.

- i. Special Permits for this use shall be limited to three (3) years from the date of the approval. All operations shall cease immediately on this date if the applicant does not obtain a new Special Permit before this expiration.
- j. Those portions of the Qualifying Property that will be used for events, including parking, or other active parts of use shall be situated and conducted in a location which provides a substantial buffer to abutting properties and/or shall be screened with vegetation, fencing, sound walls, or the like as deemed necessary and appropriate by the Planning Board.
- k. If alcohol is to be served the appropriate license must be secured through the Select Board.
- l. If food is to be served the appropriate licenses and inspections must be secured through the Select Board and Board of Health.
- m. Adequate restroom facilities, including hand washing, and waste disposal must be provided and approved by the Board of Health.
- n. An entertainment license shall be secured as applicable from the Select Board.
- o. The property owner shall provide evidence of current liability insurance for the type of events to be held on the property.
- p. Special Event Facilities must comply with all other applicable State and local statutes, ordinances and regulations

ARTICLE

To see if the Town will vote to amend the Zoning Bylaw Section III.A. 4. Table 1 – Table of Use Regulations, Section E. - Retail, Trade and Service Uses, by adding underscored text as follows:

	R-1	R-2	V	B-2	I	OLI
<u>23. Special Event Facility</u>	<u>S*</u>	=	=	<u>S*</u>	=	<u>S*</u>