

To see if the Town will vote to amend Article IX (the Zoning Bylaw), as follows:

1. Section 2230 (Table of Principal Use Regulations) by adding “and assisted care facility” to use #C.6; and amending footnote (ii)(2) in that section by reducing the front yard setback requirement for such uses from 150 feet to 50 feet. This article is submitted by the Planning Board.
2. Section 2210 by adding the word “residential” after the word “placed on a” in the third sentence so that sentence reads as follows: “Not more than one principal structure shall be placed on a residential lot, except in accordance with sections 2300 (Accessory Uses and Structures), 5300 (SRC) and 5400 (ISD).”
3. Section 2324 by adding the words “or other structures” after the word “trailers” so that section reads as follows: “The temporary use of trailers or other structures for storage or office purposes is allowed where they conform to the procedural regulations adopted by the Board of Selectmen.”
4. Section 7000, definition of “Structure” by deleting the word “fences” from that definition so that it reads as follows: “Structure: A combination of materials assembled to give support or shelter, such as buildings, towers, masts, sheds, roofed storage areas, mechanical equipment, swimming pools, signs; but not including septic tanks and septic systems, and accessory facilities associated with the provision of utilities such as drains, wells, transformers and telephone poles.”
5. Sections 4130 and 4143 to change the date of the “National Flood Insurance Program FIRM Flood Insurance Rate Map” and the “Flood Boundary and Floodway Map for the Town of Sudbury Community No. 250217” from November 20, 1998 to June 4, 2010 wherever such date occurs in those sections;

Or act on anything relative thereto.

Submitted by the Planning Board.

**PLANNING BOARD REPORT:** The above minor amendments to the Zoning Bylaw represent items that have been identified by various town departments over the past few years as out of date or in need of clarification. The Planning Board sponsors a similar article every few years. The changes proposed do not change the intent of the major provisions of the bylaw. A further brief description of each amendment follows:

1. The changes to “assisted care facility” and its required setbacks reflect a brief study of this use and a determination by the Planning Board that the use was not sufficiently defined in the Use Table, and the setbacks imposed were significantly more restrictive than any other use in the bylaw. Given the aging demographics in the state and the region, the Town is better served by zoning for this use similarly to Nursing Homes.

2/3/4. These amendments to the Zoning Bylaw for the most part reflect minor changes to the provisions to make them more easily interpreted and enforced.

5. The final provision revises the date of the flood insurance rate maps for Sudbury. These maps have recently been revised by the Federal Emergency Management Agency (FEMA), however the flood boundaries in Sudbury did not change. The date of the maps must be updated or Sudbury residents could potentially be unable to obtain flood insurance under the federal program.