

ARTICLE 4. TO SEE IF THE TOWN WILL VOTE TO AMEND THE ZONING BY-LAWS BY DELETING SECTION 8.1, "SINGLE FAMILY CONVERSION," AND MAKING THE FOLLOWING CHANGES:

Item 1. Substitute the following new Section 8.1:

SECTION 8.1 ACCESSORY APARTMENTS

8.1.1 Special Permit Required. The addition of an accessory apartment to a single family home may be permitted by the issuance of a Special Permit.

8.1.2 Standards. The standards set forth below shall be fulfilled prior to the granting of a Special Permit.

1. The owner of the property shall occupy one of the living units, and the other living unit can only be occupied by a family member specified in the Special Permit. All dimensional yard requirements (see Section 4.0) shall be met or relief from such granted. This shall apply to the existing structure and any proposed additions.
2. Any external changes or additions shall blend into the architectural and physical style of the existing structure to the satisfaction of the Planning Board. The Accessory apartment shall share a common living area separation (wall or floor) with the principal unit and there shall be direct access between the units. The structure shall retain the visual appearance of a single family dwelling when viewed from the front yard(s).
3. The net floor area for the Accessory Apartment shall not exceed eight hundred fifty (850) square feet.
4. Adequate parking for two additional vehicles shall be provided. Said parking shall not be obtrusive and shall comply with all zoning regulations. It shall also be screened, if required by the Planning Board.
5. The Planning Board reserves the right to require screening between any addition(s) and immediate abutters. Landscaping for any new addition(s) may also be required.
6. All necessary state and local permits and requirements shall be adhered to and shall not compromise any of these regulations.
7. The utilities serving the additional unit shall not be separated from the primary home.
8. That within the Water Resource Protection Overlay District, the design sewage flow does not exceed the design sewage flow requirements established by Section

9.4 for the Zone II and Zone III of the Water Resource Protection Overlay District and that no Special Permit be granted to exceed this flow for a nonconforming structure.

Item 2. Add the following new definition to Section 11.0:

Accessory Apartment: a second dwelling unit in a single family dwelling authorized pursuant to Section

OR WHAT IT WILL DO IN RELATION THERETO.