



Office of the Town Clerk

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824
978 250 5205
tdzuris@townofchelmsford.us

Patricia E. Dzuris
Town Clerk

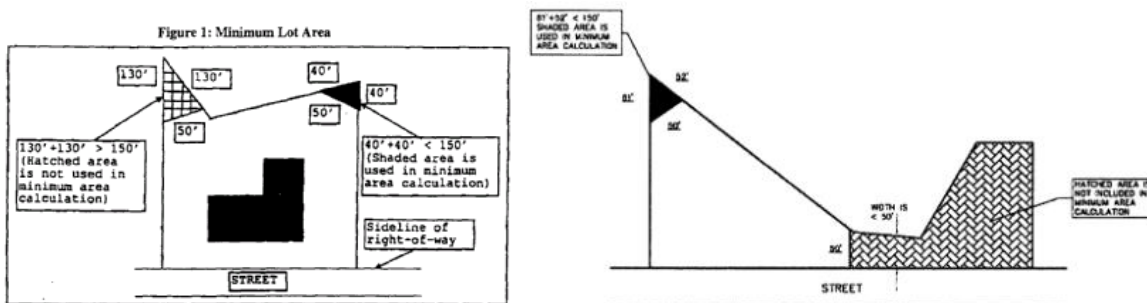
CERTIFICATE OF VOTE
ARTICLE 1
Zoning By-law Amendment
Amend the Town Code, Chapter 195: "Zoning Bylaw," Article XX
Word Usage & Definition of a "Lot Area",
2018 Special Town Meeting
Thursday, October 18, 2018

I, Patricia E. Dzuris, Town Clerk of Chelmsford, Massachusetts, do hereby certify the following vote taken under Article 1 at the 2018 Special Town Meeting held at the Chelmsford Senior Center 75 Groton Road, Chelmsford, MA 01863. The meeting was called to order at 7:30 PM by Moderator Jon H. Kurland. At the quorum count, there were 123 members present which satisfied a quorum requirement of 82.

MOTION UNDER ARTICLE 1. I move that the Town amend the Town Code, Chapter 195: "Zoning Bylaw" Article XX: Terminology, Section 195-108 Word usage and definitions, by adding the following underlined language to the term "Lot Area" under paragraph B.

Lot Area

The horizontal area of the lot, exclusive of any area in a street or recorded way open to public use. At least 80% of the lot area required for zoning compliance shall be contiguous land other than that under any water body, bog, swamp, wet meadow, marsh or other wetland, as defined in MGL c. 131, § 40, as amended. When the distance between any two points on lot lines is less than 50 feet, measured in a straight line, the smaller portion of the lot which is bounded by such straight line shall not be considered in computing the minimum lot area unless the distance along such lot lines between such two points is less than 150 feet. For the purpose of computing the 150' minimum distance, the length of each lot line shall be added together, irrespective of whether the two lines intersect. See accompanying diagram below.



SUBMITTED BY: Town Manager
Two-Thirds Vote

Recommendations:

Board of Selectmen: Unanimously recommends approval

Finance Committee: Unanimously recommends approval

Planning Board: Vote of 4-3 not to endorse this article

The electronic voting devices recorded the following votes:

YES: 113 NO: 16 ABSTENTIONS: 2

MOTION UNDER ARTICLE 1: Carries by two-thirds vote

Adjourn Special Town Meeting at 7:58 PM

A TRUE COPY ATTEST:



Patricia E. Dzuris