



Office of the Town Clerk

Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824  
978 250 5205  
[www.townofchelmsford.us](http://www.townofchelmsford.us)

Onorina Z. Maloney, CMMC/CMC  
Town Clerk

Thaddeus J. Soulé  
Assistant Town Clerk

**CERTIFICATE OF VOTE**  
**ARTICLE 13**  
**2013 FALL TOWN MEETING**  
**Second Session - Thursday, October 24, 2013**

I, Onorina Z. Maloney, Town Clerk of Chelmsford, Massachusetts do hereby certify the following vote taken under Article 13 at the second session of the October 21, 2013 Fall Annual Town Meeting held at the Chelmsford Senior Center 75 Groton Road, North Chelmsford. The meeting was called to order at 7:10 pm by Moderator Richard DeFreitas. There were 106 Town Meeting Representatives in attendance which satisfied the quorum of 82.

**ARTICLE 13.** To see if the Town will vote to amend the Town Code, Chapter 195, "Zoning Bylaw", for purposes of amending Section 195-7, "Home Occupations", by deleting the language shown in strikethrough and adding the language shown as underlining, as follows:

**§ 195-7 Home occupations.**

To see if the Town will vote to amend the Town's Zoning Bylaw, Chapter 195-7, Home Occupations, as set forth below:

- A. Home occupations as of right. Businesses or professions incidental to and customarily associated with the principal residential use of premises may be engaged in as an accessory use by a resident of that dwelling; provided, however, that all of the following conditions shall be satisfied:
- (1) The occupation or profession shall be carried on wholly within the principal building or within a building or other structure accessory thereto which has been in existence at least five years, without extension thereof.
  - (2) Not more than 25% of the combined gross floor area, not to exceed a maximum of 500 gross square feet, of the residence and any qualified accessory structures shall be used in the home occupation. The gross sq. ft. shall be calculated based upon square feet principally used for the home occupation. Common areas within the principal structure shall not be included in this calculation. In calculating gross floor area for the purposes of a home occupation, the provisions of this section shall prevail over those in Section 195-108 (Floor area, Gross).
  - (3) No person not a member of the household shall be employed ~~in~~ at the home occupation site.
  - (4) The home occupation shall not serve clients, customers, salespersons or the like on the premises with the exception of individualized services not to exceed four (4) visits per day and the visits cannot occur concurrently. Business hours shall be from 8am to 8 pm Monday thru Saturday.
  - (5) There shall be no sign or exterior display, no exterior storage of materials and no other exterior indication (such as but not limited to noise, smoke, dust, odor, vibrations) of the home occupation or other variation from the residential character of the premises, including, but not limited to, alterations to utility services which may not be increased beyond that which is required for residential structures of similar size.

- (6) No use or storage of hazardous materials in quantities greater than associated with normal household use shall be permitted.
- (7) Traffic generated shall not exceed volumes normally expected in a residential neighborhood.
- (8) No more than two(2) commercial motor vehicles, including trailers, provided:
  - i. that total combined gross vehicle weight does not exceed 20,000 lbs
  - ii. that any single vehicle does not exceed 14,000 lbs
  - iii. that vehicles be parked within an existing paved driveway [Off street].
- (9) By-right home occupations shall be required to apply for a Business Certificate with the Town Clerk.

B. Home occupations by special permit. All non as-of-right Businesses or professions incidental to and customarily associated with the principal residential use of premises may be engaged in as an accessory use by a resident of that dwelling upon the issuance of a special permit by the Board of Appeals; provided, however, that all of the following conditions shall be satisfied:

- (1) All of the requirements of Subsection A (1), (2), (4) and (5) -(7) unless noted below.
- (2) Not more than one person not a member of the household shall be employed perform work in the home occupation at any one time.
- (3) An unlighted sign of not more than three square feet in area may be permitted. The visibility of exterior storage of materials and other exterior indications of the home occupation, or other variation from the residential character of the premises, shall be minimized through screening and other appropriate devices.
- (4) Parking generated by the home occupation shall be accommodated off street, other than in a required front yard, and shall not occupy more than 20% of the lot area. In granting a special permit, the Board of Appeals may consider the use of on-street parking if it finds that the neighborhood will not be adversely impacted.
- (5) The use or storage of hazardous materials in quantities greater than associated with normal household use shall be subject to design requirements to protect against discharge to the environment.
- (6) No more than two commercial motor vehicles, including trailers may be parked in the driveway, provided that:
  - i. The motor vehicles, including any associated trailers, do not exceed a total combined 28,000 pounds (lbs) gross vehicle weight;
  - ii. The motor vehicles shall not be heavy construction equipment / apparatus
  - iii. The motor vehicles are not loaded in whole or in part with noxious, flammable, dangerous or offensive materials or liquids.

C. Special Permits by the Zoning Board

- (1) A special permit may be issued to waive Section A.1 to allow for a building that is less than 5 years old to be considered for the home occupation, provided the structure was an existing structure and not constructed solely for the home occupation.
- (2) A special permit may be issued to waive Section A.2 to allow a greater area for the home occupation but this area shall not exceed 50% of the allowable square foot area allowed in Section A2 .
- (3) A special permit may be issued to waive Section A.5 if it is determined that a sign not to exceed 2 square feet or any exterior alteration associated with the household occupation will not detract from the character of the neighborhood or the residential structure.
- (4) A special permit may only be granted to the current homeowner, shall be personal to that person, and shall not be transferable upon the sale of the property.
- (5) A special permit may be issued to waive Section A.4 to allow additional visits up to a total of eight (8) per day which cannot occur concurrently.

Or act in relation thereto.

Finance Committee has no position on Article 13  
Board of Selectmen unanimously recommends approval of Article 13

The electronic voting devices registered the following votes

**YES: 119**

**NO: 3**

**Abstentions: 2**

**Motion under Article 13 carries by 2/3 vote**

A handwritten signature in black ink, reading "Onorina Z. Maloney". The signature is written in a cursive style with a large initial 'O' and a long, sweeping tail.

Onorina Z. Maloney