



## TOWN OF DOVER

5 Springdale Avenue  
P.O. Box 250  
Dover, MA 02030-0250

Felicia S. Hoffman, CMMC  
Town Clerk

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### CERTIFICATE OF VOTE

This is to certify that the 2026 Annual Town Meeting of the Town of Dover was held at the Lindquist Commons Building at the Dover-Sherborn Regional High School in Dover on May 4, 2026. The meeting was duly called to order by the Moderator on the 4th day of May, 2026 at 7:02 PM and held pursuant to the warrant therefore issued by the Selectmen on the 19th day of March, 2026 and duly served in accordance with Town bylaws, at which meeting a quorum was present and voting.

**The following action was taken with respect to this article of the Warrant. The article reads as follows:**

**Article 19. Amend Zoning Bylaws - Modification to Site Plan Review (Planning Board)** To see if the Town will vote to amend Section 185-5 (Definitions), Section 185-9 (Basic Requirements), Section 185-10 (Schedule of Use Regulations), Section 185-36 (Site Plan Review), and Section 185-40 (Official or Open Space District) of the Zoning Bylaw to clarify and streamline the Site Plan Review process; or take any other action relative thereto.

**Motion 1:** It was moved by Mr. Malcom and seconded by Mr. Howard that the Town amend Section 185-5 (Definitions) of the Zoning Bylaw as shown in the document on file in the Office of the Town Clerk.

A presentation in favor of this Article was made by the Town Planner.

A presentation in opposition to this Article was made by Mr. Savage.

**Vote:** The motion was put to an electronic vote and passed 178 (yes) to 48 (no), more than the 2/3 required.

**Motion 2:** It was moved by Mr. Malcom and seconded by Mr. Howard that the Town amend 185-40 (Official or Open Space District) of the Zoning Bylaw as shown in the document on file in the Office of the Town Clerk.

**Vote:** The motion was put to an electronic vote and failed 149 (yes) to 81 (no), which did not meet the 2/3 requirement.

At 11:16, a motion was made to Reconsider Article 19, Motion 2 185-40 by Ms. Shue, and was seconded from the floor.

The motion was put to an electronic vote and passed 168 (yes) to 32 (no).

The main motion was put to an electronic vote and passed 165 (yes) to 32 (no), which was more than the two thirds required.

**Motion 3:** It was moved by Mr. Malcom and seconded by Mr. Howard that the Town amend Section 185-9 (Basic Requirements) and Section 185-10 (Schedule of Use Regulations) of the Zoning Bylaw as shown in the document on file in the Office of the Town Clerk.  
The Town Planner presented information on this Motion.

**Vote:** The motion was put to an electronic vote and passed 171 (yes) to 57 (no), more than the 2/3 needed.

**Motion 4:** It was moved by Mr. Malcom and seconded by Mr. Howard that the Town amend Section 185-36 (Site Plan Review) of the Zoning Bylaw as shown in the document on file in the Office of the Town Clerk, except that the reference to 30 days in Section 185-36F(3)(f) shall be changed to 45 days.

Mr. Savage put forth an amendment to this motion. He moved that the Town amend the motion by striking Section 185-36 B (3) of the proposed Zoning Bylaw Section 185-36, Partial and Full Site Plan Review.

Discussion on the amendment ensued.

Motion: A vote as was taken for whether or not to amend the Article as stated. This would require a majority vote.

Vote: An electronic vote was taken and passed 114 (yes) to 113 (no) to amend the article.

Vote: An electronic vote was taken on the Article as amended. The motion failed 104 (yes) to 118.

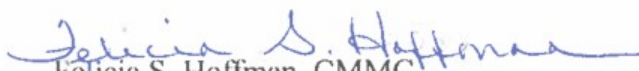
A motion was made from the floor to reconsider Motion 4.

The motion was put to an electronic vote and passed 100 (yes) to 83 (no).

A motion was made to rescind the amended language and vote the original language.

The motion was put to a vote and passed 109 (yes) to 77 (no).

The original language of Article 4 was put to a vote and failed 123 (yes) to 66 (no), as it was not the 2/3 vote required.

  
Felicia S. Hoffman, CMMC  
Town Clerk  
May 6, 2026

A TRUE COPY  
ATTEST:

  
TOWN CLERK OF DOVER

## **Article 19 ATM May 2026**

### **Site Plan Review Process**

#### **Proposed Zoning Bylaw Text Amendment**

#### **Zoning Bylaw Section 185-5 - Definitions**

**Final Draft Dated: April 15, 2026**

#### **ACCESSORY DWELLING UNIT (ADU)**

A residential living unit that is within or attached to a single-family dwelling, or within a detached structure on the same lot as a Principal Dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the Principal Dwelling it accompanies.

#### **PRINCIPAL DWELLING**

A structure, regardless of whether it, or the Lot it is situated on, conforms to Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height, that contains at least one dwelling unit and is, or will be, located on the same Lot as a Protected Use ADU.

#### **Zoning Amendment Procedural Requirements**

|                                                                       |                                                                  |
|-----------------------------------------------------------------------|------------------------------------------------------------------|
| Filed with Board of Selectmen                                         | March 2, 2026                                                    |
| Board of Selectmen Transmit to Planning Board for Review              | March 6, 2026                                                    |
| Public Notice to Parties of Interest in MGL 40A Section 5             | March 19, 2026                                                   |
| Public Notice in HomeTown Weekly                                      | 1 <sup>st</sup> March 19, 2026<br>2 <sup>nd</sup> March 26, 2026 |
| Posting of Legal Notice in Town Hall                                  | March 12, 2026                                                   |
| Public Hearing Opened                                                 | April 6, 2026                                                    |
| Public Hearing Closed                                                 | April 13, 2026                                                   |
| Planning Board <b><u>Favorable</u></b> Recommendation to Town Meeting | April 13, 2026                                                   |

## **Article 19 ATM May 2026**

### **Site Plan Review Process**

#### **Proposed Zoning Bylaw Text Amendment**

#### **Zoning Bylaw Section 185-9 Basic Requirements**

**Final Draft Dated: April 15, 2026**

No land shall be used, or building or other structures erected or modified in any district for any use not set forth in § 185-10, Schedule of Use Regulations.

|        |                                                                                                                   |
|--------|-------------------------------------------------------------------------------------------------------------------|
| Y      | YES<br>This use is allowed in this Zoning District with a Building Permit.                                        |
| N      | NO<br>This use is NOT allowed in this Zoning District.                                                            |
| PSPR   | YES, WITH PARTIAL SITE PLAN REVIEW<br>This use is allowed in this Zoning District with PSPR by the Planning Board |
| FSPR   | YES, WITH FULL SITE PLAN REVIEW<br>This use is allowed in this Zoning District with FSPR by the Planning Board    |
| SP/PB  | YES, WITH SPECIAL PERMIT<br>This use is allowed in this Zoning District with SP by the Planning Board             |
| SP/ZBA | YES, WITH SPECIAL PERMIT<br>This use is allowed in this Zoning District with SP by the Zoning Board of Appeals    |
| BOS    | YES, WITH PARTIAL OR FULL SITE PLAN REVIEW<br>Also Requires Board of Selectmen Approval pursuant to 185-40.       |

#### **Zoning Amendment Procedural Requirements**

|                                                                |                                                                  |
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## Article 19 ATM May 2026

### Site Plan Review Process

#### Proposed Zoning Bylaw Text Amendment

#### Zoning Bylaw Section 185-10 Schedule of Use Regulations

Final Draft Dated: April 29, 2026

| Use                                                                                    | R              | R-1            | R-2            | C    | O                     | B              | M              | M-P            | R-M            |
|----------------------------------------------------------------------------------------|----------------|----------------|----------------|------|-----------------------|----------------|----------------|----------------|----------------|
| 1. Detached one-family dwelling                                                        | Y              | Y              | Y              | N    | N                     | Y              | Y              | Y              | Y              |
| 2. Club when not conducted for profit and containing No overnight facilities           | FSPR           | FSPR           | FSPR           | N    | N                     | FSPR           | FSPR           | FSPR           | FSPR           |
| 3. Church or religious purpose                                                         | FSPR           | FSPR           | FSPR           | FSPR | FSPR<br>BOS           | FSPR           | FSPR           | FSPR           | FSPR           |
| 4. Educational use                                                                     | FSPR           | FSPR           | FSPR           | FSPR | FSPR<br>BOS           | FSPR           | FSPR           | FSPR           | FSPR           |
| 5. Farm and garden                                                                     | Y              | Y              | Y              | Y    | Y                     | Y              | Y              | Y              | Y              |
| 6. Municipal recreational                                                              | FSPR           | FSPR           | FSPR           | FSPR | FSPR<br>BOS           | FSPR           | FSPR           | FSPR           | FSPR           |
| 7. Customary home occupation                                                           | Y              | Y              | Y              | N    | N                     | Y              | Y              | Y              | Y              |
| 8. Reconstruction or enlargement of a dwelling for use for a customary home occupation | Y              | Y              | Y              | N    | N                     | Y              | Y              | Y              | Y              |
| 9. All Accessory Structures and Uses as defined.                                       | PSPR           | PSPR           | PSPR           | PSPR | PSPR<br>BOS           | FSPR           | FSPR           | FSPR           | FSPR           |
| 10. Cemetery                                                                           | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N    | FSPR<br>BOS<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 11. Greenhouse or nursery (2)                                                          | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N    | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 12. Use of premises to keep thereon more than one commercial vehicle when all          | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N    | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |

| Use                                                                                                                                                       | R              | R-1            | R-2            | C              | O                     | B              | M              | M-P            | R-M            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|----------------|-----------------------|----------------|----------------|----------------|----------------|
| the commercial vehicles are kept thereon as a strictly accessory use                                                                                      |                |                |                |                |                       |                |                |                |                |
| 13. Hospital, sanitarium, nonprofit institution or philanthropic use                                                                                      | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              | FSPR<br>BOS<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 14. Municipal use                                                                                                                                         | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              | FSPR<br>BOS           | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 15. Telephone exchange, not including a service station or out- side storage of supplies                                                                  | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 16. Automobile trailer or other vehicle for dwelling purposes                                                                                             | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 17. Kennel for boarding dogs or other small animals or for breeding or raising dogs or other small animals for purposes of sale                           | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 18. Commercial stable for boarding, hiring or selling horses                                                                                              | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 19. Veterinarian establishment                                                                                                                            | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 20. Home occupation not otherwise permitted under this chapter, provided that such use is clearly incidental and secondary to the use of the premises for | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |

| Use                                                                                                                                                                                                                                           | R | R-1 | R-2 | C | O | B              | M              | M-P            | R-M |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----|-----|---|---|----------------|----------------|----------------|-----|
| residential purposes                                                                                                                                                                                                                          |   |     |     |   |   |                |                |                |     |
| 21. Retail store, service establishment or public utility, excluding formula businesses, not larger than 5,000 square feet of gross floor area, provided that not more than 4 operatives shall be employed<br>[Amended ATM 5-2-2022, Art. 21] | N | N   | N   | N | N | FSPR           | FSPR           | N              | N   |
| 21(A). Retail store, service establishment or public utility, excluding formula businesses, larger than 5,000 square feet of gross floor area<br>[Added ATM 5-2-2022, Art. 21]                                                                | N | N   | N   | N | N | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              | N   |
| 21(B). Formula business<br>[Added ATM 5-2-2022, Art. 21]                                                                                                                                                                                      | N | N   | N   | N | N | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N   |
| 22. Business or professional office or bank                                                                                                                                                                                                   | N | N   | N   | N | N | FSPR           | FSPR           | N              | N   |
| 23. Restaurant or other place for serving food, provided that N mechanical or live entertainment is regularly furnished                                                                                                                       | N | N   | N   | N | N | FSPR           | FSPR           | N              | N   |
| 24. Craft retail and production shop<br>[Amended ATM 5-2-2022, Art. 21]                                                                                                                                                                       | N | N   | N   | N | N | FSPR           | FSPR           | N              | N   |

| Use                                                                                                                                                                                                                                                      | R              | R-1            | R-2            | C              | O                     | B              | M              | M-P            | R-M            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|----------------|-----------------------|----------------|----------------|----------------|----------------|
| 25. Filling station, garage or repair shop for appliances and other light equipment                                                                                                                                                                      | N              | N              | N              | N              | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              | N              |
| 26. Parking and loading areas off the street or traveled way for the use of employees, customers or visitors, subject to the provisions of §§ <u>185-34</u> , <u>185-36</u> , <u>185-37</u> and <u>185-42E</u>                                           | N              | N              | N              | N              | N                     | FSPR           | FSPR           | FSPR           | FSPR           |
| 27. Medical professional offices, and uses accessory thereto, subject to the provisions of §§ <u>185-17</u> , <u>185-34</u> , <u>185-35</u> , <u>185-36</u> and <u>185-37</u> , but excluding any veterinary services<br>[Amended ATM 5-2-2022, Art. 21] | N              | N              | N              | N              | N                     | FSPR           | FSPR           | FSPR           | FSPR           |
| 28. Airport or landing field<br>[Amended ATM 5-2-2022, Art. 21]                                                                                                                                                                                          | N              | N              | N              | N              | N                     | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              |
| 29. Multifamily residence                                                                                                                                                                                                                                | N              | N              | N              | N              | N                     | N              | N              | N              | FSPR<br>SP/PB  |
| 30. Windmills as otherwise permitted in this chapter, provided that such use is clearly for the primary purpose of converting wind energy to pumping, heating or electricity uses on the premises                                                        | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>BOS<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |

| Use                                                                                                                                | R              | R-1            | R-2            | C             | O                     | B              | M              | M-P            | R-M            |
|------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|---------------|-----------------------|----------------|----------------|----------------|----------------|
| or the distribution of excess electrical energy to a regulated public utility as prescribed by law.<br>[Added ATM 5-10-1982]       |                |                |                |               |                       |                |                |                |                |
| 31. Attached ADU<br>[Added ATM 5-5-1986 by Art. 16, amended 5-1-2023 ATM by Art. 19]                                               | PSPR           | PSPR           | PSPR           | PSPR          | PSPR<br>BOS           | PSPR           | PSPR           | PSPR           | PSPR           |
| 32. Detached ADU<br>[Added 5-1-2023 ATM by Art. 19 <sup>(u)</sup> ]                                                                | PSPR           | PSPR           | PSPR           | PSPR          | PSPR<br>BOS           | PSPR           | PSPR           | PSPR           | PSPR           |
| 33. Privately owned wastewater treatment facility, subject to the provisions of <u>§ 185-45</u><br>[Added ATM 5-4-1992 by Art. 35] | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N              | N             | FSPR<br>BOS<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 34. Wireless communications facilities (See <u>§ 185-46.</u> )<br>[Amended ATM 5-5-1997 by Art. 27; STM 10-27-1997 by Art. 1]      | FSPR<br>SP/PB  | FSPR<br>SP/PB  | FSPR<br>SP/PB  | FSPR<br>SP/PB | FSPR<br>BOS<br>SP/PB  | FSPR<br>SP/PB  | FSPR<br>SP/PB  | FSPR<br>SP/PB  | FSPR<br>SP/PB  |
| 35. Recreational parking in Residential Zoning District<br>[Added ATM 5-3-1999 by Art. 19]                                         | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | N             | N                     | N              | N              | N              | N              |
| 36. Medical marijuana treatment center(3)<br>[Added ATM 5-6-2013 by Art. 18, amended ATM 5-12-2014 by Art. 17]                     | N              | N              | N              | N             | N                     | FSPR<br>SP/ZBA | N              | FSPR<br>SP/ZBA | N              |
| 37. Short-term rental                                                                                                              |                |                |                |               |                       |                |                |                |                |

| Use                                                                                                     | R              | R-1            | R-2            | C             | O           | B              | M              | M-P            | R-M            |
|---------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|---------------|-------------|----------------|----------------|----------------|----------------|
| [Added ATM 5-2-2022 by Art. 21]                                                                         | PSPR<br>SP/ZBA | PSPR<br>SP/ZBA | PSPR<br>SP/ZBA | N             | N           | N              | N              | N              | N              |
| 38. Mixed use - two or more                                                                             | N              | N              | N              | N             | N           | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA | FSPR<br>SP/ZBA |
| 39. Small- and medium-scale ground-mounted solar photovoltaic arrays<br>[Added ATM 5-6-2024 by Art. 19] | PSPR           | PSPR           | PSPR           | FSPR<br>SP/PB | PSPR<br>BOS | PSPR           | PSPR           | PSPR           | PSPR           |

## NOTES:

- (1) Site plan review is for already approved uses.
- (2) Greenhouse or nursery uses where the sale of products is limited solely to those grown on the site and where the site is more than 5 acres do not require Special Permit; however, site plan review is required in all cases.

## Zoning Amendment Procedural Requirements

|                                                                |                                                                  |
|----------------------------------------------------------------|------------------------------------------------------------------|
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| Board of Selectmen Transmit to Planning Board for Review       | March 6, 2026                                                    |
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## **Article 19 ATM May 2026**

### **Site Plan Review Process**

#### **Proposed Zoning Bylaw Text Amendment**

#### **Zoning Bylaw Section 185-40 Official and Open Space District**

**Final Draft Dated: April 15, 2026**

##### **A. Definition.**

The Official or Open Space District consists of those areas which have already been dedicated or used for public or semipublic nonprofit uses, such as parks and recreation areas, public buildings, cemeteries, schools, churches, reservoirs and open space reservations, and which are not available for residential, commercial or other private uses.

##### **B. Purpose.**

The purpose of the Official or Open Space District is to show on the Zoning Map those areas which, because of their present public or semipublic uses, are not appropriate for Zoning in any of the other districts.

##### **C. Building requirements. [Amended ATM 5-4-1992 by Art. 33]**

- (1) No application for a building permit shall be made for any building or structure and no use or accessory use shall be established in the Official or Open Space District until the Board of Selectmen participate in a Partial or Full Site Plan Review process with the Planning Board pursuant to Section 185-36. All public notice requirements shall be noticed, advertised and all meeting and public hearings shall be done jointly. In addition to the review criteria in 185-36 the Board of Selectmen shall review, comment and make recommendations relative to issues of public health and safety. In addition to any plans and materials required in 185-36 the following shall also be provided for review.
  - (a) The adequacy of access for emergency purposes, including fire, police and ambulance.
  - (b) Facilities for water supply, for sewage, refuse and other waste disposal and adequacy of other methods for waste disposal, surface and subsurface drainage.
- (2) In making its vote on the Partial or Full Site Plan Review, the Board of Selectmen shall solicit the written advice of all other boards or commissions as deemed necessary.

##### **Zoning Amendment Procedural Requirements**

|                                                                |                                                                   |
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