

Article 14 -Zoning Amendment -- Limited Business District (from ZBA)

To determine whether the Town will vote to approve the following amendments to the Zoning Bylaw, relating to Business Uses, or take other action relative thereto:

Section 4.5 Business Uses, Subsection 4.5.1: Retail Store

Current text:

Drugstore, book, stationery and gift shop, antique shop, florist, televisions and radio sales, hardware store, news store, neighborhood grocery, dry good and variety store or similar retail facility, provided that in Limited Business and Residence D Districts such retail store or facility shall not exceed 2,000 square feet of sales floor area.

Proposed text:

Drugstore, book, stationery and gift shop, antique shop, florist, televisions and radio sales, hardware store, news store, neighborhood grocery, dry good and variety store or similar retail facility, provided that in Limited Business and Residence D Districts such retail store or facility shall not exceed 2,000 square feet of sales floor area, provided further that, in the Limited Business District only, such retail store or facility may exceed 2,000 square feet of sales floor area if authorized by the Board of Appeals by Special Permit to allow up to, but not more than, 4,000 square feet of sales floor area.

Section 4.5 Business Uses, Subsection 4.5.6: Indoor Amusement

Current text:

Theater, cinema and bowling alley, provided that in Limited Business Districts such uses shall not exceed 2,000 square feet of gross floor area.

Proposed text:

Theater, cinema and bowling alley, electronic game center, and interactive learning or play center, provided that in Limited Business Districts such uses shall not exceed 2,000 square feet of gross floor area unless authorized by the Board of Appeals by Special Permit to allow up to, but not more than, 4,000 square feet of gross floor area.

This Article proposes to amend two subsections of the Business Uses section of the Zoning Bylaw. The first two changes (Subsections 4.5.1 and 4.5.6) would allow retail stores and indoor amusement facilities that are located in the Limited Business District to be larger than the current 2,000 square foot maximum size, up to but no greater than 4,000 square feet, but only if authorized by a Special Permit of the Zoning Board of Appeals. Such an increase would

maintain small-scale businesses in the Limited Business District, but allow them some size flexibility if the Zoning Board of Appeals approved a Special Permit. The increase to 4,000 square feet proposed for Indoor Amusement facilities could allow a dance studio, gym or “black box” theatre (which seats approximately 150 people) in the Limited Business District. It would not be large enough to allow a typical movie theatre or bowling alley.