

**TOWN OF ROWE**  
**HIGHLIGHTS OF PROPOSED ZONING CHANGES**  
*FEBRUARY 2012*

Objectives of the Planning Board

- ❖ To update the Town's Zoning Bylaws to be in compliance with M.G.L. Chapter 40A, the State's Zoning Act
- ❖ To establish a better permitting process to protect the health, safety and welfare of Rowe residents
- ❖ To make the dimensional requirements of different zoning districts clearer
- ❖ To increase housing options
- ❖ To review the existing zoning districts on the Zoning Map for consistency with current uses

Proposed Zoning Revisions Changes

- ❖ Changes to the Table of Use Regulations with respect to Educational and Agricultural Uses to be in compliance with M.G.L. Chapter 40A, the State's Zoning Act, according to Town Counsel's recommendations.
- ❖ Creation of a New Special Permit section (see Section 18) with clear procedures and submittal requirements including the addition of an "Impact Statement." The Impact Statement prepared by the applicant would outline the probable effects of the project on municipal services, environmental and scenic resources, and economic development, among other factors. Special Permit Criteria have been added to assist the Planning Board with making a decision.
- ❖ Elimination of the ability of the Zoning Board of Appeals (ZBA) to grant "Use Variances" which could be inconsistent with the Table of Use Regulations adopted by Town Meeting. Dimensional variances (setbacks, frontage, etc.) could still be granted by the ZBA in accordance with State requirements.
- ❖ Addition of a Dimensional Schedule (Section 4) to make minimum lot sizes, frontage, setbacks and other dimensional requirements for each zoning district clear.
- ❖ A change to the Table of Use Regulations that would allow the addition of an Accessory Apartment (sometimes called an "in-law apartment") to an existing single family home by Special Permit according to specific requirements.
- ❖ An expansion of the existing Industrial District to include the parcels of land associated with the Bear Swamp Pumped Storage Hydroelectric Facility.
- ❖ A new section with Definitions (Section 24).
- ❖ Changes to the noise standards for Solar Electric Generating Installations in Section 23.I.(7).