

## **Zoning By-Law Review Committee Annual Report 2012**

The Zoning By-Law Review Committee continued with its efforts to draft new by-laws with the goal of protecting the public interest through zoning. Other committee work involved reorganizing the Mendon Zoning By-Laws to achieve a more reader friendly document. Mendon voters approved the following by-laws during the year of 2012:

**Wireless Communications Facilities** regulates these facilities in order to protect the public from any associated hazards, minimize impact, and improve the ability of carriers to maximize coverage.

**Motor Vehicle Service Stations** provides for public safety and, by requiring New England style architecture, protects the visual environment of the Town.

**Amendments to the Sign By-Law** further protect the Town's aesthetics by defining and prohibiting billboards and electronic signs.

**Dimensional Regulations** were rewritten to include a table that allows the information to be more easily accessible to residents.

These by-laws will be presented to voters during 2013:

**Delineation of Districts** was rewritten to add two districts, a Highway Business District on Route 140 and a General Residential District on part of Providence Road and all of Hartford Ave. East. Additional districts are necessary to protect residential neighborhoods while broadening our tax base.

**Uses of Land and Structures** is the culmination of two years of intense work. Much of the information related to these uses had been scattered throughout the Zoning By-Laws. These have been brought together in one document. This by-law includes a Table of Uses with 73 items.

**Amendments**, 9 in all, were necessary because of deletions transferring material from various parts of the Zoning By-Law to the above section. A few of these are the result of changes to the definitions section.

**Off Street Parking and Loading** is a comprehensive set of updated parking regulations that incorporates environmentally protective options for joint use, hybrid parking and phased parking.

**Village Center Overlay District** is an ongoing project that will receive input from various Town boards and committees. This is about giving our residents a voice in what our Town will look like 20, 50, or 100 years in the future. This is about giving our residents a choice between a town that is a disparate collection of buildings and uses or a town that is built upon historic development patterns and architectural design guidelines.

The Zoning By-Law Review Committee is resolved to cooperate with the new Housing Coordinator in his efforts to expand affordable housing opportunities in Mendon. To that end we have an **Accessory Apartment By-Law** with an affordable component and an **Inclusionary By-Law** ready for presentation to voters.

One of our members, Liana Moore, has resigned from the committee. We sincerely thank Liana for her service.

Respectfully submitted,  
Shirley Smith, Chair  
Patrick Doherty

