

Sutton Ballot Language for Zoning and Building Ordinance Revisions:

Article 2: Are you in favor of Amendment 1 of the Zoning Ordinance as proposed by the Planning Board? This Amends the Zoning Ordinance throughout by making various non-substantive changes, including replacing acronyms with full names; improving consistency of usage and/or clarity; correcting grammar, spelling, and punctuation.

This amendment is recommended by the Planning Board.

Article 3: Are you in favor of Amendment 2 of the Zoning Ordinance as proposed by the Planning Board? This amendment revises the language regarding personal wireless telecommunications service facilities so that it complies with state and/or federal statutes, adding a preference for “collocation” applications; adding or amending definitions of “modification”, “modification application”, “substantial modification”, “utility pole”, and “water tank”; adding that collocation requires only a building permit and is preempted by state/federal law from the town’s local regulation; that new facilities or substantial modification of existing facilities require site plan approval from the planning board, a building permit, and are subject to the limitations and requirements of the town zoning ordinance; and to add a new section regarding the failure to remove an abandoned or discontinued facility.

This amendment is recommended by the Planning Board.

Article 4: Are you in favor of Amendment 3 of the Zoning Ordinance as proposed by the Planning Board? This amends the Zoning Ordinance so that it complies with state statutes by changing Article VI, Special Exceptions and Variances, to allow a two year period from approval to exercise a Variance or Special Exception.

This amendment is recommended by the Planning Board.

Article 5: Are you in favor of Amendment 4 of the Zoning Ordinance as proposed by the Planning Board? This amendment changes the Zoning Ordinance so that it complies with state statutes by adding Manufactured housing as a permitted use in both the Residential and the Rural-agricultural Districts as follows: “A manufactured home on a single lot that is in compliance with all of the requirements of the zoning district.” Previous language and definitions related to Manufactured housing parks and subdivisions are removed.

This amendment is recommended by the Planning Board.

Article 6: Are you in favor of Amendment 5 of the Zoning Ordinance as proposed by the Planning Board? This amendment adds a new Article to the Zoning Ordinance that provides for a Steep Slope Overlay District. This Article limits the nature and intensity of development in steep slope areas; defines steep slope areas as areas where there is an elevation change of 20 or more feet and the slope is 20% or greater; explains how to determine where steep slopes are likely to be located within Sutton; and, creates a conditional use permit granted by the planning board to allow development within the Steep Slope Overlay District provided certain conditions are satisfied.

This amendment is recommended by the Planning Board.

Article 7: Are you in favor of Amendment 6 of the Zoning Ordinance as proposed by the Planning Board? This amendment creates a new Section to Article III, General Provisions, regarding Driveways which requires all new or substantially altered driveways to obtain a Driveway Access Permit; requires driveways that do not meet the design requirements for driveways or are located within the Steep Slope Overlay District to obtain a Conditional Use Permit from the Planning Board; and includes minimum driveway design requirements. Also, a change is made to definitions in order to conform to usage within the Sutton Driveway Regulations, to limit to two the number of lots served by one driveway.

This amendment is recommended by the Planning Board.

Article 8: Are you in favor of Amendment 7 of the Zoning Ordinance as proposed by the Planning Board? This amendment changes the language in Article III, General Provisions, E regarding Signs so that it is clear that a single sign is permitted by changing the wording from plural to singular. It also reduces permitted height to 5 feet and maximum illumination of all signs to 40 watts and the size and number of temporary signs to the same.

This amendment is recommended by the Planning Board.

Article 9: Amendment 8 of the Zoning Ordinance as proposed by the Planning Board? This amendment changes the Board or entity responsible for the application/permit process for: Excavations from Zoning Board of Adjustment to Select Board (see Article III, General Provisions, 1.) It also, changes the Board or entity responsible for inspecting Excavations from Zoning Board of Adjustment to the Code Enforcement Officer and changes the fine for violations reducing the maximum daily amount. This amendment also changes the Board or entity responsible for the approval of Temporary use of Travel or Construction Trailers: from Zoning Board of Adjustment to Select Board. (See Article III, General Provisions, I.)

This amendment is recommended by the Planning Board.

Article 10: Are you in favor of Amendment 9 of the Zoning Ordinance as proposed by the Planning Board? The amendment changes the wording on Minimum Lot Area in both the Residential District (IV.C) and the Rural-agricultural District (V.C) as follows: to clarify that minimum lot area relates not to “families” but to “subdivisions”. Additionally, this amendment explains how minimum lot area is calculated for a lot in the Steep Slope Overlay District as follows: d. “Upon subdivision, any portion of a lot that is in the Steep Slope Overlay District shall not include more than 80% of that area within the minimum lot area requirement.”

This amendment is recommended by the Planning Board.

Article 11: Are you in favor of Amendment 10 of the Zoning Ordinance as proposed by the Planning Board? This amendment provides for changes to Article XV. Definitions: Such that definitions of certain words used within the Ordinance are added to the Article on Definitions. Such definitions include: “Conditional Use Permit”, “Lodging House”, “Planning Board”, “Select Board”, and “Zoning Board of Adjustment”. Also, certain definitions of words that are no longer used within the Ordinance, including “Loading Space” and “Lodging Unit”; “Manufactured Home Park” and “Manufactured Home Subdivision” are removed.

This amendment is recommended by the Planning Board.

Article 12: Are you in favor of Amendment 1 of the Building Ordinance as proposed by the Planning Board? This amendment provides for various non-substantive changes, including replacing acronyms with full names; improving consistency of usage and/or clarity; correcting grammar, spelling, and punctuation.

This amendment is recommended by the Planning Board.

Article 13: Are you in favor of Amendment 2 of the Building Ordinance as proposed by the Planning Board? This amendment to the Building Ordinance, Article II.B.7, requires that a Driveway Permit be issued by the Road Agent or, alternatively, a Conditional Use Permit, be issued by the Planning Board to satisfy the requirement.

This amendment is recommended by the Planning Board.

Article 14: Are you in favor of Amendment 3 of the Building Ordinance as proposed by the Planning Board? This amendment changes the Building Ordinance, Article II.D, so that the minimum square footage for a dwelling or residence first-floor space is changed from 500 square feet to 320 square feet.

This amendment is recommended by the Planning Board.