October 15, 2012 Special Town Meeting

Article __. Miscellaneous Zoning Amendments II (Draft–8-16-12)

To see if the Town will vote to amend the Protective Zoning Bylaw of the Town of Ipswich by:
(***Bold italics*** = new language; ~~strikethrough~~ = language to be deleted)

1) Amending Section VI.B, Table of Dimensional and Density Regulations, by adding a new footnote "32." to the minimum lot width requirement (foot) in the Intown Residence (IR) District for the four use categories allowed within the District, and by adding footnote 32 to the "Footnotes to Table of Dimensional and Density Regulations", said footnote to read as follows:

"32. The Planning Board by special permit may reduce the lot width requirement by a maximum of twenty five (25) percent, based on a determination that the lesser width is: (1) sufficient to accommodate the proposed building; and (2) consistent with the average widths of the other lots on the street upon which the lot is situated."

2) amending Section IX.H.3., paragraph a. as follows:

"a. Minimum Lot Size: A GEPD may be permitted on a lot which:
(1) has an area of at least sixty (60) acres which has remained substantially unchanged in lot configuration and size since December 31, 1996, ***except for a lot from which a portion of the land has been conveyed to the Town or a qualified conservation organization for perpetual conservation protection, provided that the remaining unprotected lot has an area of at least sixty (60) acres.*** Contiguous lots may be combined…";

or to make any other changes thereto.