

PROPOSED AMENDMENT No. 4

For Public Hearing on Wednesday January 25, 2023

This amendment would add a Home Business as an accessory use allowed in any dwelling in town. Site Plan Review would continue to be required when the public or certain types of impacts are involved.

Would add the following new language at the end of Article II General Provisions:

Home businesses shall apply for Site Plan Review from the Planning Board when involving any of the following:

- a. On-site customers or employees
- b. Outdoor storage or activity
- c. Signage or outdoor lighting
- d. Noise, vibration, fumes, smoke, dust, glare, heat, or odors that may be perceptible at the property boundary
- e. Use or storage of heavy equipment
- f. Truck traffic in greater than typical residential volumes

In Article V Zoning Districts and Uses

Would add “Home Business” as a Permitted Use in District I – Main Street, District I, District II, District III, and District IV.

In Article XXI Definitions

Would add the new term “HOME BUSINESS” with the following Definition:

An accessory use of a dwelling or accessory structure on a residential lot that involves the on-site manufacture of goods, provision of services, or outdoor storage or activity, which use is clearly incidental and secondary to the use of the dwelling as a residence and shall not change the residential character thereof, with any retail sales only incidental and occasional, operated by a resident of the same premises.