

APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

* This listing is intended to provide general guidance only. *

		<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
	Change Chapter 808 to Chapter 40A throughout	10-28-1986	1-6-1987
1.3.3.5	Insert "Planning Board" in place of "Sp. Perm. Granting Auth."	10-28-1986	1-6-1987
1.5.5	Delete 1st sentence & insert...	10-28-1986	1-6-1987
1.5.7	Delete words in last sentence & insert ...	10-28-1986	1-6-1987
2	At end of Heavy Indus. Uses add...	10-28-1986	1-6-1987
2	Delete words under definition of Major Business, Office, etc. & insert ...	10-28-1986	1-6-1987
2	Delete words under Section B & insert ...	10-28-1986	1-6-1987
2.3	Delete definition of Street	10-28-1986	1-6-1987
3.2.3.1	Items 3 & 5, delete "under 5 acres" and insert ...	0-28-1986	1-6-1987
3.2.3.2	In heading of 3rd column, insert "Frontage and" Lot Width Feet	10-28-1986	1-6-1987
4.4.3.4	Delete item 2 and insert ...	10-28-1986	1-6-1987
6.3	After words "Chapter 131, Section 40 of the MGL" insert ...	10-28-1986	1-6-1987
6.5 & 6.6	Delete and renumber accordingly	10-28-1986	1-6-1987
3.2.3.2	Notes 3,4,5,6 & 7, delete words...	3-16-1987	8-17-1987
5.3.3.3(a)	Delete first 6 lines and insert...	3-16-1987	8-17-1987
1.5.1.1	Add new section on Fees	3-16-1987	8-17-1987
4.3.4	Add "O" to make it 50 year storm	3-16-1987	8-17-1987
1.3.4	Add a new sentence (as amended)	5-9-1988	9-7-1988
2.3	Signs - Insert new definition	5-9-1988	9-7-1988

APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

* This listing is intended to provide general guidance only. *

		<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
4.4.2.2.7	Amend this section (as amended)	5-9-1988	9-7-1988
1.3.1.1	Insert new section & renumber	10-17-1988	2-14-1989
1.3.3.6	Delete "45" and replace w/"65" Delete "21" and replace w/"90"	10-17-1988	2-14-1989
1.3.3.7	Delete "sixty-six" and replace...	10-17-1988	2-14-1989
1.3.3.3	Add a sentence to end ...	10-17-1988	2-14-1989
1.3.3.5	Delete and replace...	10-17-1988	2-14-1989
1.5.1.1	Delete and replace...	10-17-1988	2-14-1989
2.1	Delete def. of structure and replace ...	10-17-1988	2-14-1989
3.4.3.3	Add a phrase in 2nd line ...	10-17-1988	2-14-1989
4.4.1			
4.4.3.2	Amend section on signs...	10-17-1988	2-14-1989
5.1.1	Insert new section ...	10-17-1988	2-14-1989
6.5.3	Delete "significant", change "a" to "an"	10-17-1988	2-14-1989
6.6.1	Delete the 2nd sentence	10-17-88	2-14-1989
2.1	Insert new definition "tool shed" and amend definition of private garage & home occupation	5-10-1989	8-29-1989
3.4.3.1	Insert "AGRI, OLI, CB & NB between "R-20" and "R-MF"	5-10-1989	8-29-1989
5.1.1	Delete this section and add new Section 8 Traffic Control	5-10-1989	8-29-1989
3.4.3.5	Amend by adding a new phrase to the end after "neighborhood"...	5-10-89	8-29-1989
3.1.4	Amend by adding to the end of second and third sentences...	5-10-89	8-29-1989

APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

* This listing is intended to provide general guidance only. *

		<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
2	Amend definition of frontage	5-10-1989	8-29-1989
3.2.3.1	Amend for Public & semi-public uses	5-10-1989	8-29-1989
3.2.2.10	Add a new section	5-10-1989	8-29-1989
7	Insert new Section 7 Water Supply Protection Overlay District	5-10-1989	8-29-1989
1.5.1 etc.	Amend these sections to bring them into conformance with Section 7	5-10-1989	8-29-1989
2.1	Add new definition "Minimum Lot Area"	5-10-1989	8-29-1989
3.2.3.1	Insert a new column under Section 3.2.3.1, Use Regulation Schedule, Accessory Uses allowing an accessory apt. with a Special Permit in residential zones	10-16-1989	2-8-1990
1.5.1	Amend Section 1.5.1, del. & add.	5-14-1990	9-24-1990
1.5.1.2	Add Associate Member	5-14-1990	9-24-1990
4.2.5.2	Special Cases, including reserve parking	5-14-1990	9-24-1990
3.3.3.3	Amend Section, insert words "open decks" between words "for" and "bay windows"	5-13-1991	9-13-1991
4.2	Loading and unloading areas, off-street parking and access drives	5-13-1991	9-13-1991
2	Bed and Breakfast Homestays & attendant changes to Sections 3.2.3.1, 4.2.2, 4.4.3.1.4, & 7.4.b.9	5-13-1991	9-13-1991
3.2.2.5	Agricultural Uses	5-13-1991	9-13-1991
1.3.3.2	Site Plan Procedure	5-13-1991	9-13-1991

APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

* This listing is intended to provide general guidance only. *

		<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
5.3	Delete Section 5.3, "Cluster Development" and replace with a new Section 5.3, "Flexible Development" and make attendant changes to Sections 1.5.1, 3.2.3.1 5.1, 5.3.2.1 and 2	5-13-1991	9-13-1991
7	Delete 7.4.A.1.c "Mobile homes for human habitation"	10-21-1991	2-10-1992
7	Delete in Section 7.4.C.1 the phrase "as a primary activity" and replace it with the phrase "per solid waste regulations, 310 CMR 19.006"	10-21-1991	2-10-1992
7	In Section 7.4.C.1, add after the word "operations" and before the word "or", the phrase "landfilling of septage"	10-21-1991	2-10-1992
7	Add a new section 7.4.C.18: "18. The storage of animal manures unless covered or contained"	10-21-1991	12-10-1992
2	Definition of Professional Offices: add "licensed massage/ muscular therapists" to list in definition	5-11-1992	
3.2.3.1	Use Regulation Schedule, Public & Semi-public Uses 2. Day Care Centers	5-11-1992	
9	Insert a new Section 9 "Campus Development Overlay" and make attendant changes to Sections 2 & 3.	10-19-1992	
1.5.1.1	Raises the base fees \$50.00 to cover publication of legal notice.	10-17-1994	2-21-1995
2.1	Adds definition "Principal Structure"	10-17-1994	2-21-1995
2.3	Adds definition "Portable Sign"	10-17-1994	2-21-1995

APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

* This listing is intended to provide general guidance only. *

		<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
3.2.3.1	Changes requirements for some Residential Uses	10-17-1994	2-21-1995
3.2.3.1	Under Use Regulation Schedule - PRINCIPAL USES - Communications, Transportation and Public Utility Use, add towers for commercial radio or television or other electronic transmission	10-17-1994	2-21-1995
4.2.2	Change Industrial and Warehouse Uses to “500 gross square feet”	10-17-1994	2-21-1995
7.4	Delete 7.4.C.11f, “Plastic molding extrusion, fabrication.”	10-21-1996	12-4-1996
	Add “and subsection E-H below, due to the nature of these uses...”	10-21-1996	12-4-1996
	Add 7.4.D.8: “Light manufacturing...” 12-4-1996		10-21-1996
2.1	Definitions		
	Add: “Adult Entertainment Enterprises...”	10-20-1997	
	“Adult Retailers...”	10-20-1997	
	“Adult Dance Club...”	10-20-1997	
	“Adult Theater...”	10-20-1997	
3.2.3.1	Business Uses		
	Add: “Business Uses 20. Adult Entertainment...”	10-20-1997	
Add:			
Section 5.7	Adult Uses...	10-20-1997	
Section 5.8	Wireless Communications Facilities...	10-20-1997	
Section 1.5.8	Period of Validity...	5-11-1998	
Section 4.1.6	Work Within or Affecting Existing Road Or Right of Way	5-11-1998	
Section 1.5.5	Conditions for Granting, add “j”	10-18-1999	
Section 5.3	Major Residential Development” – use term throughout	10-18-1999	

APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

* This listing is intended to provide general guidance only. *

	<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
Section 5.3 Major Residential Development” – use term throughout	10-18-1999	
Section 5.3.4 Change make-up of interdisc. Team	10-18-1999	
Section 6.2 Flood Plain – update map references	10-18-1999	
Section 9.6.2.2 Allow increased height in CDO	10-18-1999	
Section 3.2.2.3 This Sub-section DELETED	5-16-2001	
Section 1.3.3.5 6 th line – replaced “any” with “all”	5-15-2002 (Article 48)	9-16-2002
Section 1.5.4 Appeals – 2 nd line, replaced “of” Board of Appeals with “or” Board of Appeals	5-15-2002 (Article 47)	9-16-2002
Section 1.5.5 ADDED “or the special permit will not be in the public interest,”	5-15-2002 (Article 46)	9-16-2002
Section 9.4.C This sub-Section ADDED , previous Sections 9.4.C and 9.4.D re-numbered 9.4.D and 9.4.E respectively	5-15-2002 (Article 45)	9-16-2002
Section 5.8.4 ADDED sub-Section 5.8.4.h	10-23-2002 (Article 26)	12-30-2002
Section 1.3.3 DELETED existing sub-Sections 1.3.3.3 and 1.3.3.4 and replaced, and amended reference in sub-Section 1.3.3.5, 7 th line	5-14-2003 (Article 35)	9-8-2003
Section 1.3.3 ADDED sub-Section 1.3.3.9	5-14-2003 (Article 36)	9-8-2003
Section 1.3.3 ADDED sub-Section 1.3.3.10	5-14-2003 (Article 39)	9-8-2003
Section 1.5.2 Replace “Board of Selectmen” with “Planning Board” regarding special Permit granting authority for signs.	10-20-2003 (Article 26)	1-13-2004
Section 2.1 DELETED existing definition of “frontage” and replaced with new definition.	10-20-2003 (Article 22)	1-13-2004
Section 4.4.3.4 Replace reference to Section 4.4.3.2.3 with Section 4.4.3.2.5.	10-20-2003 (Article 23)	1-13-2004

APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

* This listing is intended to provide general guidance only. *

		<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
Section 4.4	DELETED existing sub-section 4.4.3.2.2 And replace with new sub-section regarding wall signs or individual letter signs.	10-20-2003 (Article 25)	1-13-2004
Section 4.4	ADDED “Purpose” section - Signs	5-10-2004 (Article 47)	7-20-2004
Section 2.3	DELETED existing definition of “temporary sign” and replaced with new definition.	5-10-2004 (Article 48)	7-20-2004
Section 4.4.2.6	ADDED statement regarding exceptions for temporary and portable signs.	5-10-2004 (Article 49)	7-20-2004
Section 4.4.1.2.4	DELETED existing Section regarding political signs and replaced.	5-10-2004 (Article 50)	7-20-2004
Section 4.4.3.1.5	ADDED new sub-section regarding signs during construction of residential developments.	5-10-2004 (Article 51)	7-20-2004
Section 4.4	DELETED existing Section 4.4.3.4 and Replaced with new Section (4.4.4) Regarding “Special Cases/Relief” for signs.	5-10-2004 (Article 52)	7-20-2004
Section 4.4.5	ADDED new subsection regarding severability	5-10-2004 (Article 53)	7-20-2004
Section 5.3.9	DELETED last sentence and replaced with new wording regarding reasons for disapproving applications for Major Residential Development.	5-10-2004 (Article 54)	7-20-2004
Section 5.3.11.c	DELETED existing Section and replaced with new Section regarding configuration/ design of common land in Flex developments	5-10-2004 (Article 55)	7-20-2004
Section 5.9	ADDED new subsection regarding common driveways, and: ADDED definition to Section 2.1; ADDED to list of Accessory Uses in Section 3.2.3.1; and ADDED reference under Special Permit granting authorities (Section 1.5.1)	10-18-2004 (Article 38)	1-25-2005
Section 3.2.3.1	ADDED to Use Regulation Schedule, Accessory Uses, 12 - Golf Course Clubhouse	05-09-2005 (Article 46)	6-30-2005

APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

* This listing is intended to provide general guidance only. *

	<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
Section 1.5.1.1 DELETED sentence stating application fees include legal ad fee and replaced with new wording to require the legal ad fee in addition to the application fee.	05-08-2006 (Article 50)	8-9-2006
Section 3.1.1 ADDED to Zoning Districts Fisherville Smart Growth Overlay District- FSGOD	05-14-2007 (Article 31)	8-8-2007
Section 3.1.5.12 ADDED to District Intents & Purposes. 3.1.5.12 <u>Fisherville Smart Growth Overlay District (FSGOD)</u> : See Section 10.1	05-14-2007 (Article 31)	8-8-2007
Section 3.2.3.2 ADDED to the Intensity of Use Schedule Fisherville Smart Growth Overlay FSGOD - As Governed in Section 10.	05-14-2007 (Article 31)	8-8-2007
Section 10 ADDED New Overlay District Section SECTION 10: FISHERVILLE SMART GROWTH OVERLAY DISTRICT (FSGOD)	05-14-2007 (Article 31)	8-8-2007
Section 3.2.3.1 ADDED new subsection 10 – Public water uses be permitted by special permit under all zoning districts	05-14-2007 (Article 52)	8-8-2007
Sections 1,2,3,4,5 & 7 Various technical amendments and minor substantive changes.	05-12-08 (Article 47)	9-18-2008
Section 3.1.1 ADDED to Zoning Districts Chapter 43D Priority Development Overlay District (PDSOD)	05-12-08 (Article 46)	9-18-2008
Section 3.1.5.13 ADDED to District Intents & Purposes Chapter 43D Priority Development Overlay District (PDSOD) See Section 11.1	05-12-08 (Article 46)	9-18-2008
Section 3.2.3.2 ADDED to the Intensity of Use Schedule Chapter 43D Priority Development Overlay District (PDSOD As governed in Section 11	05-12-08	9-18-2008
Section 11 ADDED new Overlay District Section SECTION 11 – CHAPTER 43D PRIORITY DEVELOPMENT OVERLAY DISTRICT (PDSOD)	05-12-08 (Article 46)	9-18-2008

APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

* This listing is intended to provide general guidance only. *

	<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
Section 3.4.2.4 DELETED language in Section 3.4.2.4 and replaced it with new language regarding non-conforming single and two family structures	05-11-09 (Article 42)	12/10/2009
Section 3.1.2 DELETED language referring to zoning map dated 1986 with language referring to the “Town of Grafton – Zoning Map”	05-11-09 (Article 43)	12/10/2009
Section 7.4.C.17 ADDED new section regarding the use of perchlorate products in the Aquifer Protection District	05-11-09 (Article 45)	12/10/2009
Section 2.1 ADDED new language under the definition of “Professional Office” to include “licensed by the appropriate boards/commissions of the Commonwealth of Massachusetts”	10-19-09 (Article 24)	2/1/2010
Section 3.2.3.1 DELETED from the “Use Regulation Schedule” under Recreational Uses: line item “4. Massage Parlors”. Remaining line items renumbered to reflect deleted item.	10-19-09 (Article 24)	2/1/2010
Section 6.2 DELETED language and REPLACED it with language required by the Federal Emergency Management Agency (FEMA)	10-09-11 (Article 48)	6/16/2011
Section 6.3 DELETED language and REPLACED it with language required by the Federal Emergency Management Agency (FEMA)	10-09-11 (Article 48)	6/16/2011

This listing is intended to provide general guidance only. *

APPENDIX B: TOWN MEETING ACTION

- **Accepted** at Annual Town Meeting
May 12, 1986
(Approved by Attorney General)
August 4, 1986
- **Amended** at Special Town Meeting
October 28, 1986
(Approved by Attorney General)
January 6, 1987
- **Amended** at Special Town Meeting
March 16, 1987
(Approved by Attorney General)
August 17, 1987
- **Amended** at Annual Town Meeting
May 11, 1987
(Approved by Attorney General)
October 2, 1987
- **Amended** at Special Town Meeting
December 14, 1987
(Approved by Attorney General)
February 3, 1988
- **Amended** at Annual Town Meeting
May 9, 1988
(Approved by Attorney General)
September 7, 1988
- **Amended** at Semi-Annual Town Meeting
October 19, 1988
(Approved by Attorney General)
February 14, 1989
- **Amended** at Spring Town Meeting
May 8, 1989
(Approved by Attorney General)
August 19, 1989
- **Amended** at Fall Town Meeting
October 16, 1989
(Approved by Attorney General)
February 8, 1990
- **Amended** at Spring Town Meeting
May 14, 1990
(Approved by Attorney General)
September 24, 1990
- **Amended** at Spring Town Meeting
May 13, 1991
(Approved by Attorney General)
September 13, 1991
- **Amended** at Fall Town Meeting
October 21, 1991
(Approved by Attorney General)
February 10, 1992
- **Amended** at Spring Town Meeting
May 11, 1992
(Approved by Attorney General)
- **Amended** at Fall Town Meeting
October 19, 1992
(Approved by Attorney General)
- **Amended** at Spring Town Meeting
May 9, 1994
(Approved by Attorney General)
- **Amended** at Fall Town Meeting
October 17, 1994
(Approved by Attorney General)
February 21, 1995
- **Amended** at Fall Town Meeting
October 21, 1996
(Approved by Attorney General)
December 4, 1996
- **Amended** at Fall Town Meeting
October 21, 1997
(Approved by Attorney General)
January 12, 1998
- **Amended** at Spring Town Meeting
May 13, 1998
(Approved by Attorney General)

APPENDIX B: TOWN MEETING ACTION

- **Amended** at Fall Town Meeting
October 18, 1999
(Approved by Attorney General)
- **Amended** at Spring Town Meeting
May 16, 2001
(Approved by Attorney General)
- **Amended** at Spring Town Meeting
May 15, 2002
(Approved by Attorney General)
September 16, 2002
- **Amended** at Fall Town Meeting
October 23, 2002
(Approved by Attorney General)
December 30, 2002
- **Amended** at Spring Town Meeting
May 14, 2003
(Approved by Attorney General)
September 8, 2003
- **Amended** at Fall Town Meeting
October 20, 2003
(Approved by Attorney General)
January 13, 2004
- **Amended** at Spring Town Meeting
May 10, 2004
(Approved by Attorney General)
July 20, 2004
- **Amended** at Fall Town Meeting
October 18, 2004
(Approved by Attorney General)
January 25, 2005
- **Amended** at Spring Town Meeting
May 9, 2005
(Approved by Attorney General)
June 30, 2005
- **Amended** at Spring Town Meeting
May 8, 2006
(Approved by Attorney General)
August 9, 2006
- **Amended** at Spring Town Meeting
May 14, 2007
(Approved by Attorney General)
August 8, 2007
- **Amended** at Spring Town Meeting
May 12, 2008
(Approved by Attorney General)
September 18, 2008
- **Amended** at Spring Town Meeting
May 11, 2009
(Approved by Attorney General)
June 16, 2011
- **Amended** at Spring Town Meeting
May 11, 2009
(Approved by Attorney General)
June 16, 2011

Last Revision

Amended at Spring Town Meeting
May 9, 2011
(Approved by Attorney General)
June 16, 2011