

Planning Board Report to Town Meeting, October 19, 2020

Article 12 - Proposed Zoning Bylaw Amendment, Mill Conversion Overlay District (MCOB), Definitions, Use Chart

- **The proposed amendment would make several changes to the MCOB Bylaw, principally to clarify what constitutes a commercial use to qualify as a mill conversion project, and to allow a waiver from the affordable housing requirement that ten percent (10%) of the dwelling units be restricted to low and moderate income households. The article also proposes to add new definitions for “community facility” and “event center”; and to add the two uses to the Use Chart, designating which districts they may be permitted.**
- **First, the Board believes that adding new uses to the list of permitted commercial uses will promote the goal of providing an economically viable mixed use development in a mill conversion project. Second, the waiver of the affordable housing requirement may be necessary in some instances for project financing, and requiring both Board of Selectmen and Planning Board approval will provide careful oversight of the request. And third, adding new terms to the Use Chart will remove ambiguity as to where such uses may be permitted in town.**
- **The Board finds that these changes will help to attract new investment that will lead to renovation of the Town’s historic mills, are consistent with the intent and purpose of the Mill District, and will help Dudley to thrive and prosper.**
- **At its September 30, 2020 Planning Board meeting, the Board held the required public hearing on the proposed amendment. Upon closing the hearing, the Board voted unanimously to recommend approval of the amendment to Town Meeting.**

Planning Board Report to Town Meeting, June 22, 2020

Article 13 – Re-Zone 115 Schofield Avenue from IND 43 to IND 130

- **The article was submitted by Citizen Petition. The overall intent of the article is to provide the proper zoning to allow for an adult use marijuana retail store. This use is not allowed in IND 43 but is allowed in IND 130 by special permit of the Planning Board.**
- **The Board finds that there is virtually no difference in the permitted uses in IND 43 and IND 130, except for marijuana uses, and that changing the zoning will not affect surrounding land uses which are zoned for industry. It is consistent with Town Meeting's preference to keep marijuana uses in industrial districts. The Town's IND 130 districts are in remote parts of Town and are not suitable for retail uses. The property contains the required land area and frontage for the IND 130 district. And the re-zoning is consistent with the wishes of town residents who have previously supported marijuana uses on a number of occasions.**
- **At its September 30, 2020 Planning Board meeting, the Board held the required public hearing on the proposed amendment. Upon closing the hearing, the Board voted unanimously to recommend approval of the amendment to Town Meeting.**