



Office of the Town Clerk

Town of Chelmsford
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Patricia E. Dzuris, CMC, CMMC
Town Clerk

CERTIFICATE OF VOTE

ARTICLE 19: Amend the Town Code, Chapter 195: “Zoning Bylaw” Article III, “Use Regulations” by amending section 195-8 “Nonconforming uses and structures” 2023 Spring Annual Town Meeting – Monday, April 24, 2023

I, Patricia E. Dzuris, Town Clerk of Chelmsford, Massachusetts, do hereby certify the following vote taken under Article 19 at the 2023 Spring Annual Town Meeting on Monday, April 24, 2023, held at the Chelmsford Senior Center, 75 Groton Road Chelmsford, MA 01863. The meeting was called to order at 7:30 PM by Moderator Jon H. Kurland. There were 113 Town Meeting Representatives present which satisfied the quorum requirement of 84 Representatives.

ARTICLE 19. To see if the Town will vote to amend the Town Code, Chapter 195: “Zoning Bylaw” Article

III, “Use Regulations” by amending section 195-8 “Nonconforming uses and structures” by adding the following subsection 2 under paragraph E:

(2) Special permit for nonconforming single- and two-family residential structures. In the event that the Building Commissioner determines that a by-right building permit can NOT be issued per section E, as the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration or change or a new nonconformity created, the Board of Appeals may, by special permit, allow such reconstruction, extension, alteration or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

; or act in relation thereto.

SUBMITTED BY: **Planning Board**
Two-Thirds Vote

MOTION UNDER ARTICLE 19. I move that the Town amend the Town Code, Chapter 195: “Zoning Bylaw” Article III, “Use Regulations” by amending section 195-8 “Nonconforming uses and structures” by adding the following subsection 2 under paragraph E:

(2) Special permit for nonconforming single- and two-family residential structures. In the event that the Building Commissioner determines that a by-right building permit can NOT be issued per section E, as the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration or change or a new nonconformity created, the Board of Appeals may, by special permit, allow such reconstruction, extension, alteration or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

SUBMITTED BY: **Planning Board**
Two-Thirds Vote

Recommendations:

Finance Committee: Unanimously recommends approval of Article 19.

Select Board: Unanimously recommends approval of Article 19.

Planning Board: Unanimously recommends approval of Article 19.

The electronic voting devices registered the following votes:

YES: 126 NO: 4 Abstentions: 2

MOTION UNDER ARTICLE 19: Carries by two-thirds vote.

The Town Moderator adjourned the first session of the April 24, 2023, Spring Annual Town Meeting at 10:56 PM.

Respectfully submitted,



Patricia E. Dzuris
Town Clerk

TRUE COPY ATTEST:



**PATRICIA E. DZURIS
TOWN CLERK, CHELMSFORD MA**