

**Article S10:** To see if the Town will vote to amend Table 5.1A (Dimensional Requirements Table) of Section 230-5.1 (Lot, yard and height requirements) of Article V (Intensity of Use Regulations) of Chapter 230 (Zoning of the Code of the Town of by adding the bold/underlined text to read as follows:

**Table 5.1A**

<b>District Maximum Building Height</b>	<b>Min. Lot Size (square feet)</b>	<b>Min. Lot Frontage (feet)</b>	<b>Min. Front Yard Setback (feet)</b>	<b>Min. Side and Rear (feet)</b>
Residence A <sup>(1)</sup> (4) <del>(11)</del>	21,780 (0.5 acre)	125	35	15 35
Residence B <sup>(1)</sup> (4) <del>(11)</del>	43,560 (1.0 acre)	150	35	20 35

(11) Provided, however, that the Planning Board may grant a special permit to allow a minimum lot frontage on a common private way shown on an enclosed residential compound plan pursuant to the Subdivision Rules and Regulations of the Planning Board.[1] In issuing any special permit for reduced frontage in a residential compound, the Planning Board shall require the applicant to demonstrate that, through easements, restrictive covenants or other appropriate legal devices, the maintenance, repair, snow removal and liability for the common driveway within the residential compound shall remain perpetually the responsibility of the private parties, or their successors-in-interest, and that any breach of this condition shall be deemed noncompliant with the terms of any special permit issued hereunder. Any subsequent change to the roadway surface after the construction of a residential compound shall require a modification of the endorsed plan pursuant to MGL c. 41, § 81W and this special permit.

Or take any other action thereon.

*Finance Committee has no recommendation, as no financial impact*  
*Planning Board Recommends*  
*Select Board Recommends*