

2024 Annual Town Meeting

Articles: Planning Board

Overview

- Fixes to the code
 - Short-term rentals: currently not permitted
 - Congregate Living: need a definition
 - Lot width: more regular lot shapes
- Zoning changes
 - Unrestricted → Residential/Agriculture

Article 33: Short-Term Rentals (STR)

- Uses *not* included in the table of uses are not permitted
 - In recognition of their historic role in Westport's economy, this amendment would fix the bylaw to allow STRs.
- The STR bylaw would allow the use in the residential/agricultural, business, and unrestricted districts
 - Residential/agriculture: must have a 7-day stay unless otherwise waived by special permit at the Zoning Board of Appeals (ZBA)
- Establishes an annual registration requirement with the Building Department.

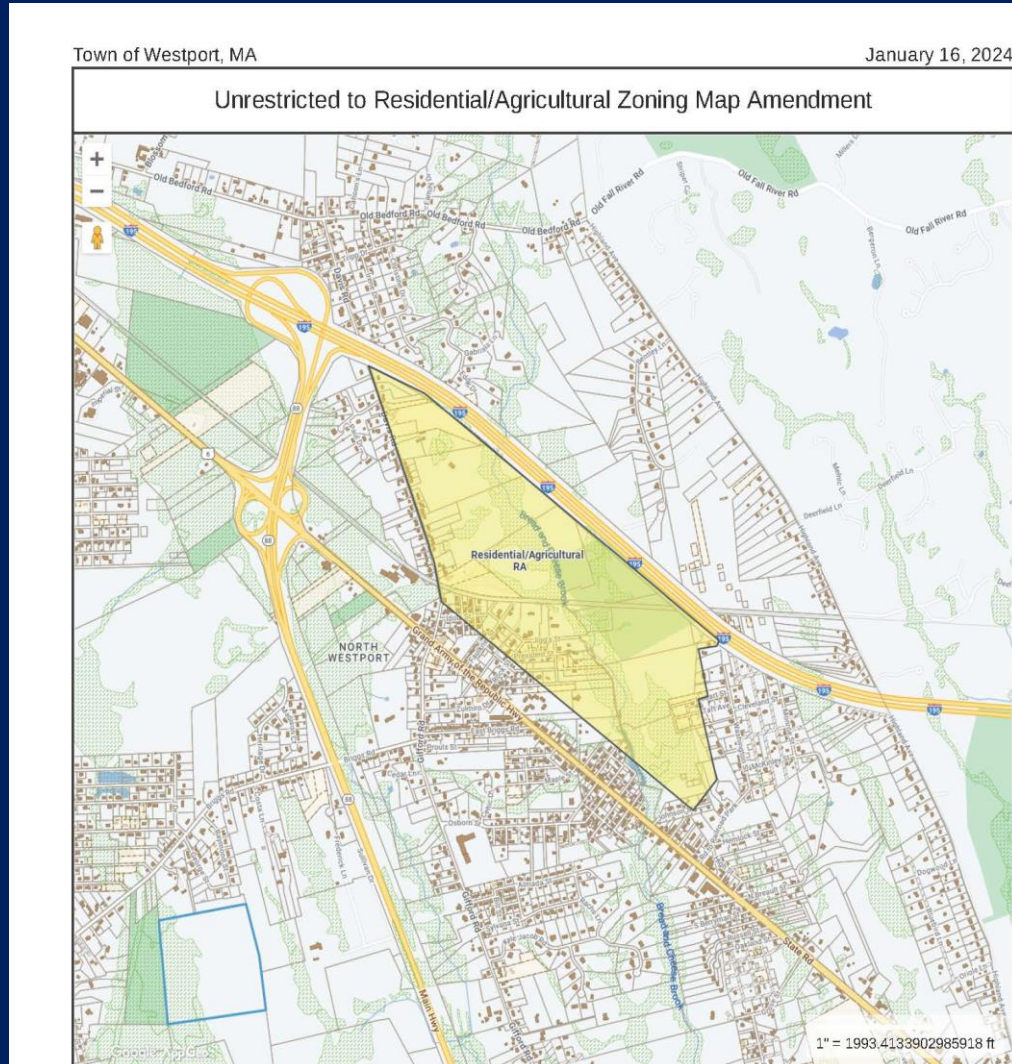
Article 33: Short-Term Rentals (STR)

- Limited standards:
 - Must be within a legal dwelling unit.
 - No tenant or lessee shall let or sub-let.
 - Must adhere to applicable state and local regulations
 - Must provide contact information for a locally responsible entity/individual with authority to act on behalf of the owner.
 - Cannot use affordable or income restricted housing for STRs
 - Commercial events at STRs are not permitted
 - Must include sufficient parking on the property or along the frontage, unless waived by special permit at the ZBA
 - Must be registered with the Department of Revenue

Article 35: Congregate Living

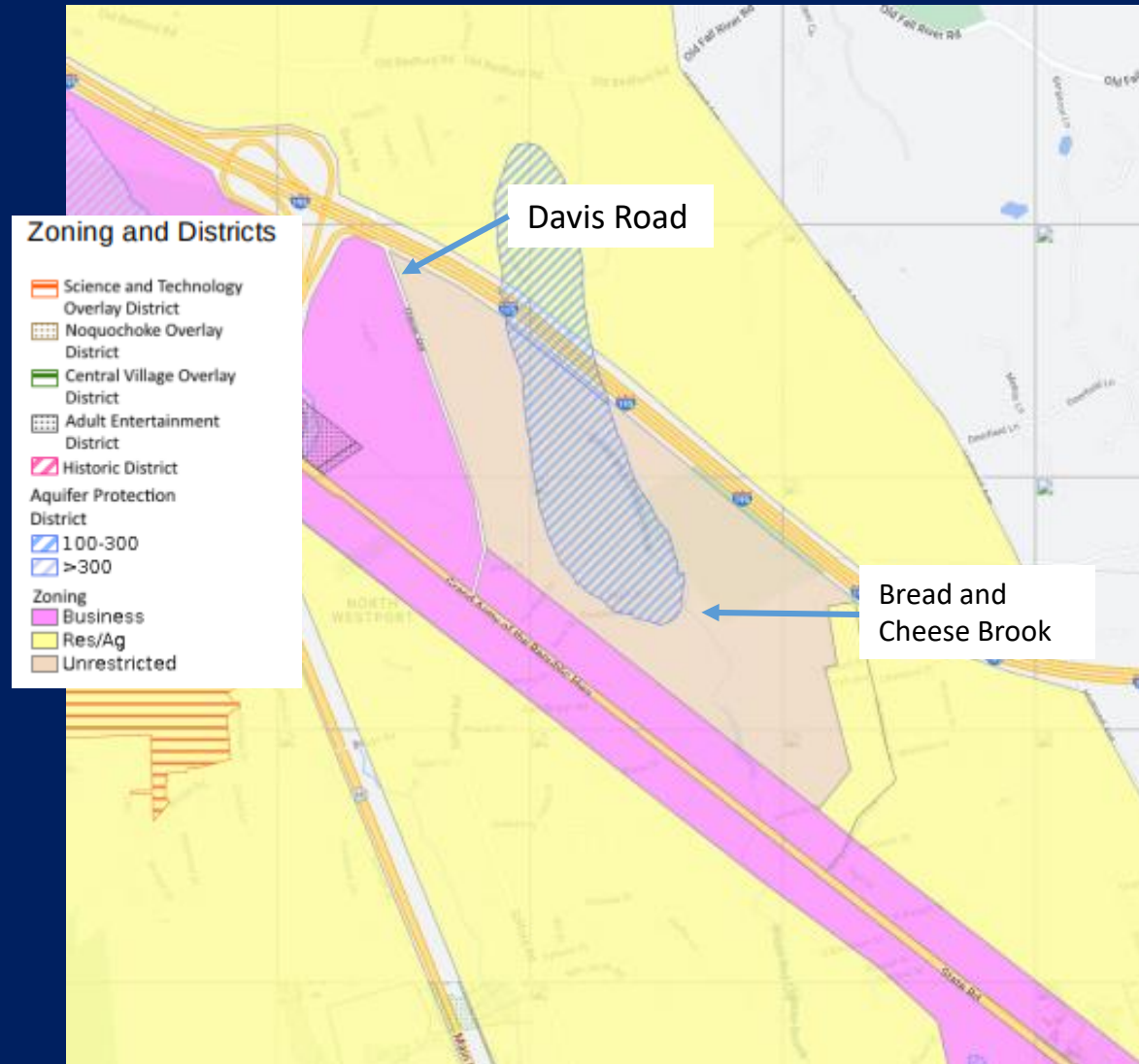
- The Assisted and Independent Living zoning bylaw requires that independent living facilities (age 55+ housing) incorporate “congregate living arrangements”
- However, the zoning bylaw does not define “congregate living”
- *Definition: A shared living environment that combines housing and supportive services where residents share one or more common facilities including, but not limited to, kitchens, dining areas, bathrooms, and recreational, cultural, personal care, or social service facilities. Examples of supportive services include, but are not limited to, transportation, healthcare provision, and laundry and meal services. Residents must have their own bedroom.*

Article 36: Zoning Map Amendment: Replacing the Unrestricted District with Residential/Agricultural District



- Proposed to rezone the Unrestricted District to the Residential/Agriculture District
- In the zoning bylaws, this requires removing all references to the Unrestricted District from the bylaw

Article 36: Zoning Map Amendment: Replacing the Unrestricted District with Residential/Agricultural District



- Unrestricted District allows industrial uses
- Currently, the area is residential, wetlands, agricultural, or undeveloped.
 - No non-conforming uses created by rezoning.
- Area includes an aquifer protection area for drinking water and sensitive environmental features
 - Bread and Cheese Brook is a tributary to the Westport River
- Industrial uses seen as incompatible with the current residential character and environmental resources

Article 38: Lot Width (7.7.1.1.2)

- To encourage more regularly-shaped lot frontage near the roadway, the Planning Board proposes the following:
 - The minimum front yard width, as measured between the side lot lines, shall be one-hundred (~~50~~**100**) feet. The minimum front yard width shall be maintained from the ~~street line (street layout line/sideline)~~**frontage to a depth of 200'** ~~the street setback line (front building line)~~. Lot Width shall be determined by measuring the diameter of the largest circle that can be located along a continuous, but not necessarily straight line from the lot frontage to the ~~principal structure~~**required lot depth** ~~on the lot~~ without the circumference intersecting the side lot lines.
 - Essentially, there will need to be a 100'x200' square lot area at the front of new lots.

Article 34: Mixed Use Science and Technology Overlay District (MUSTOD)

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Article 37: Westport Gateway District (WGD)

- The Planning Board has decided that the proposed articles for the Westport Gateway District and the Mixed Use Science and Technology Overlay District are *not* ready to be considered at Town Meeting.
- Accordingly, the Planning Board Chair, Jim Whitin, will make a motion refer these articles back to the Planning Board for further study.