



AGENDA
Tuesday, February 20, 2024

Call to order 6:00 p.m.

1. Administrative Items

- a. Rita Lane (Extension) (19-001C) As-Built Plan

2. 6:15 p.m. Public Hearing

- a. Plat 21 Lot 8A – Mello’s Way (23-028SPA-LID-Minor) (continued from October 3, 2023, November 14, 2023) Applicant is requesting a continuance on this matter until April 23, 2024.

3. 6:30 p.m. Public Hearing

- a. Rosewood Lane Definitive Subdivision (23-039C)

4. 6:45 p.m. Public Hearing

a. 2024 Zoning Amendments

i. Short-Term Rentals

- 1.1. Add to SECTION 3 DEFINITIONS a definition for “short-term rental”.
1.2. Amend SECTION 5.1 TABLE OF USE REGULATIONS to allow bed and breakfasts and short-term rentals as allowed by-right in the residential/agricultural, business, and unrestricted districts.
1.3. Create Section 9.10, SHORT-TERM RENTAL to establish a registration process for short-term rentals, general requirements regulating their operation, and violation provisions for short-term rentals that do not abide by the Zoning By-Laws or applicable municipal or state ordinances.

ii. Science and Technology Overlay District (STOD)

- 2.1 Amend the title of SECTION 6.6, Science and Technology Overlay District, to read “Science and Technology Mixed Use Overlay District (STMUOD)” and to replace all references accordingly.
2.2 Amend SECTION 6.6.1 PURPOSE AND INTENT to include residential uses.
2.3 Amend SECTION 6.6.5 USES ALLOWED BY SPECIAL PERMIT to update the uses allowed by special permit including, but not limited to, three (3) or more dwelling units, fulfillment centers, distribution, and mixed use. Section amended to consolidate like uses and permit the Planning Board flexibility with uses not necessarily listed but could be classified under the uses allowed by special permit.
2.4 Amend SECTION 6.6.6 LOT REQUIREMENTS and 6.6.7 PERFORMANCE STANDARDS to reduce lot requirements, enhance lighting standards, and provide flexibility with buffer area requirements. Includes text amendments for clarity improvements and typos.
2.5 Amend the ZONING MAP of Westport by adding Westport parcel numbers 3_44_0, 3_44C_0, 3_44D_0, 3_44AA,E,F_0, and 3_44G_0 to the Science and Technology Mixed Use Overlay District.

iii. Assisted and Independent Living Facilities

- 3.1. Add to SECTION 3 DEFINITIONS a definition for “congregate living”.

iv. Unrestricted District

- 4.1 Amend the ZONING MAP of Westport by changing the designation of all properties zoned Unrestricted (U) to the Residential/Agriculture (RA) district.
4.2 Amend the ZONING BY-LAWS by deleting the words “Unrestricted District” wherever they appear in the text.
4.3 Amend SECTION 5.1, TABLE OF USE REGULATIONS to delete the column for the Unrestricted District.

v. Westport Gateway District

5.1 Add to SECTION 3 DEFINITIONS a definition for “Westport Gateway Project”.

5.2 Amend SECTION 4.1 DISTRICTS to add the Westport Gateway District as a zoning district.

5.3 Amend SECTION 2.7 PLANNING BOARD to designate the Planning Board as the Special Permit Granting Authority for the Westport Gateway District.

5.4 Create SECTION 5.4 WESTPORT GATEWAY DISTRICT to establish a new zoning district providing a regulatory pathway reflective of the Town’s vision and infrastructure, and is mindful of compatibility with surrounding uses in the Route 6 corridor between Fall River and Route 88. The Westport Gateway District would replace the Business district between Fall River and Route 88. The district will promote flexible and creative commercial and residential development/redevelopment of the corridor’s properties, economic development, and the pedestrian experience while balancing the character of the nearby residential and commercial neighborhood.

5.5 Amend the ZONING MAP of Westport by changing the designation of the properties located north of State Highway Route 6 and five-hundred (500) feet south of State Highway Route 6, that are west of State Highway 88 and south of Interstate Highway I-195, from zoned Business to the Westport Gateway District.

vi. Minimum Lot Width

6.1 Amend SECTION 7.7.1.1.2, MINIMUM WIDTH to require that the minimum lot width must be one-hundred (100) feet from the lot frontage to a lot depth of two-hundred (200) feet.

5. Planners report

a. Online Permitting Request for Proposals – Update on Community Compact Cabinet Information Technology Grant

6. Minutes

7. Invoices

8. Matters not reasonably anticipated within 48 hours

9. Short/Long-term planning discussions

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS:

Planning Board: March 19, 2024 at 6:00 p.m.

Public Hearings: 6:15 pm: Cory Ridge Estates

6:30 pm: 435 Old Harbor Rd.

6:45 pm: Salty Breeze

April 2, 2024:

6:15 pm: Tentative Bylaw amendments

6:30 pm: 720-726 Old County Rd. (SP Mod.)

6:45 pm: Soules Way LID-SPA refile

April 23, 2024

6:15 pm: Marcotte Dr.

6:30 pm: Mello’s Way LID