



WORKING SESSION AGENDA December 19, 2023

Call to order 4:00 p.m.

- 1.** The Planning Board will consider amendments to the following sections of the Westport Zoning Bylaws and Subdivision Regulations:
 - i.** Zoning Bylaw Section 9.8, Bed and Breakfast
 - a.** Amend section 9.8 to include regulations for both short-term rentals and bed and breakfasts. Establish permitting and registration requirements with the Board of Health.
 - b.** Add a definition for short-term rentals to section 3, Definitions.
 - c.** Amend the table of use regulations, section 5.1, to allow bed and breakfasts and short-term rentals as allowed by-right in all zoning districts.
 - d.** Amend section 8.3, Parking Regulations, to add parking standards for short-term rentals.
 - ii.** Zoning Bylaw Section 9.1, Assisted and Independent Living Facilities
 - a.** Add a definition of congregate living to section 3, Definitions.
 - b.** Amend section 9.1.1.B, Purpose, to indicate that recreational facilities should be provided in ILFs.
 - c.** Other amendments as necessary to further the Purpose section (9.1.1)
 - iii.** Zoning Bylaw Section 7.7, Intensity Regulations: Yard or Set-Back Requirements
 - a.** Modify to ensure more regular lot geometry in subdivision proposals; amend section 3, Definitions as necessary.
 - iv.** Subdivision Regulation Section IV, Design Standards, Criteria C, Lots: Include standards to ensure more regular lot geometry in subdivision proposals
 - v.** Zoning Bylaw Section 6.6, Science and Technology Overlay District (STOD)
 - a.** Amend the STOD to include mixed-use and multi-unit housing and be renamed the Science and Technology Mixed-Use District.
 - vi.** Add new Zoning Bylaw section 5.4 for the Westport Gateway District and corresponding zoning map amendment
 - a.** Create a new zoning district to replace the Business District between Fall River and Route 88. The district would provide greater flexibility for land uses, including mixed residential uses, and dimensional standards. Limited architectural standards would be incorporated.
 - vii.** Zoning Bylaw and map amendment for the Unrestricted District: Replace the district with the Rural/Agricultural District, and delete zoning bylaw references to the unrestricted district.

ADJOURNMENT

NEXT MEETING:

Planning Board: January 9, 2023 at 6:00 p.m.