

**Proposed Zoning Amendments for May 2018 Annual Town Meeting**

1. Revise the definition for Medical Marijuana Treatment Center/Registered Marijuana Dispensary found in ARTICLE II (Definitions) Section 205-4 (Terms Defined) to remove the requirement that such facilities be operated by a not-for-profit entity. The revised definition will read as follows:

"MEDICAL MARIJUANA TREATMENT CENTER/REGISTERED MARIJUANA DISPENSARY - A Registered Marijuana Dispensary (RMD) as defined in the regulations promulgated by the Massachusetts Department of Public Health (DPH), 105 CMR 725.000. Such facilities shall be ~~operated and managed by a not for profit entity~~ registered with the state that acquires, cultivates, possesses, processes, transfers, transports, sells, distributes, dispenses or administers medical marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients and/or their personal caregivers."

**Explanation:** A recent change to State law has removed the requirement that such facilities be operated by a not-for-profit entity. This change will bring our bylaw into compliance with State law.

2. Change the zoning of 95 Aubuchon Drive (Tax Map 100, Parcel 78) from Commercial-I to Industrial-I.

**Explanation:** Now that Aubuchon has moved its distribution operation elsewhere, they have a vacant warehouse consisting of approximately 430,000 square feet of floor space that the company is trying to find a new user for. The commercial use options for such a large warehouse are limited; however, changing the zoning to industrial would greatly expand the reuse options for this property. This rezoning effort is supported by both the property owner and the Westminster Economic Development Committee.

3. Revise Chapter 205 (Zoning) Attachment #2 (Land Space Requirements) to add a minimum lot size and frontage requirement for the Village Center district. The Land Space Requirements table would be amended as follows:

*205 Attachment 2*

**Town of Westminster - Land Space Requirements  
Chapter 205, Zoning**

Zoning District	Minimum Lot Size (square feet)	Minimum Lot Frontage <sup>1</sup> (feet)	Minimum Yard Depth <sup>2</sup>			Maximum Building Height <sup>3</sup>		Maximum Percentage of Lot Coverage <sup>40</sup>
			Front <sup>4,5</sup> (feet)	Rear <sup>4</sup> (feet)	Side <sup>4</sup> (feet)	Stories	Feet	
Residence Districts								
R-I	50,000 <sup>10</sup>	150 <sup>4,10</sup>	25	20	15	2½	35	20% <sup>4</sup>
R-II	60,000 <sup>12</sup>	175 <sup>4,12</sup>	30	20	15	2½	35	20% <sup>4</sup>
R-III	86,000	200	30	20	15	2½	35	20%
Commercial Districts								
C-I	40,000	150	40	40	20 <sup>6</sup>	2	30	--
C-II	10,000	100	25	20	20 <sup>6</sup>	2	30	--
VC <sup>7</sup>	7,500	60	15	20	10 <sup>6</sup>	2	30	80%
Industrial Districts								
I-I	40,000	150	25	50	25 <sup>8</sup>	4	50	65%
I-II <sup>11</sup>	40,000	100	20	30	25 <sup>8</sup>	4	50	65%
Floodplain and/or Wetland Protection Districts <sup>9</sup>								

**Explanation:** Currently, the Village Center district does not have a minimum lot size requirement or a minimum frontage requirement.