



## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### PLANNING BOARD

#### **Report of the Planning Board to the June 6, 2022 Annual Town Meeting Regarding Proposed Zoning Bylaw Amendments**

This report is provided to Town Meeting in accordance with MGL Ch. 40A, sec. 5. After finalizing its two sets of draft zoning amendments during public meetings, the Planning Board transmitted its proposed articles to the Selectboard on February 11, 2022 and on February 25, 2022. The Selectboard referred these amendments to the Planning Board to hold the required Public Hearings. The required public hearings were duly noticed and advertised, and were convened on March 10, 2022 and March 24, 2022. After the hearing process, the Board made the following recommendations on each of the zoning articles it recommends be on the Town Meeting warrant.

**Article 22: Amend the floodplain overlay district regulations and definitions.** If voted, this Article will update Section 9.1 and Section 11.0 of the Zoning Bylaw. This bylaw is proposed by the Planning Board in order to ensure the Town's local zoning regulations reflect at least the minimum requirements of the National Flood Insurance Program (NFIP) so that the community can continue to participate in the NFIP. The Planning Board utilized the Commonwealth's 2020 Model Floodplain Bylaws document as its model text. The Planning Board believes the proposal in this warrant contains the necessary and proper language for compliance with the NFIP, and that it is relevant and applicable to Great Barrington.

The Planning Board recommends that Town Meeting approve this proposal.

**Article 23: Amend the accessory dwelling unit regulations.** This amendment will ensure the Zoning Bylaw requirement regarding the size of Accessory Dwelling Units ("ADU") utilizes a measurement consistent with other portions of the Zoning Bylaw. Instead of the current method of measure being by gross square footage, the ADU will be measured instead by net usable square feet.

The Planning Board recommends that Town Meeting approve this proposal.

**Article 24: Amend certain regulations relative to two-family residential use.** This article is proposed in order to correct internal inconsistencies in the regulations governing two-family residential uses, and to ensure that two-family residential use of a single lot in two separate principal structures is not overly restrictive. In 2014 and again in 2019, the Town amended the zoning regulations to reduce onerous requirements on two-family residential use of a single lot. However those amendments inadvertently did not delete language which could be interpreted in a way that makes it impossible to build two separate single family structures on otherwise conforming lots. This proposal will address that issue, in keeping with previous Town Meeting votes, and furthering the Town's goal of increasing housing opportunities.

The Planning Board recommends that Town Meeting approve this proposal.

For the Planning Board,

Brandee Nelson, Chair  
May 12, 2022