

Outdoor Recreation Special Permit

Special Permits can be issued by the Zoning Board of Appeals (ZBA) only for the use or purpose listed in Section 4.4(A). They are issued to a property owner who wishes that use to be the primary purpose of their property. For example, if someone wanted to open a restaurant, they would need to get a Special Permit from the ZBA before they could begin construction. The Special Permit process is detailed in the Zoning Bylaws Section 2.5, but includes various elements to protect the town and the abutters, such as the requirement for a public hearing and notification of the abutters, as well as consideration of noise, parking, and public safety impacts.

The proposed amendment would replace several specific outdoor recreational uses with a more generic term of “Outdoor Recreation”. This would give the ZBA a degree of discretion when considering an application. As an example, today the ZBA would not be able to consider an application for a Nordic Ski Center, since that is not a use listed in 4.4(A). Under the proposed amendment, the ZBA could decide a Nordic Ski Center was Outdoor Recreation, and consider the application. The amendment would also add a definition of “Outdoor Recreation” to help clarify what uses might fall under that heading.

Section 10 (Definitions)

Amend Section 10 to add the following after the definition of “One family dwelling” and before that of “Private Club”:

Outdoor Recreation: Land used primarily for recreational activity, particularly oriented to and utilizing the outdoor character of an area including, but not limited to golf, tennis, swimming or skiing, sportsmen’s club, camp grounds, livery or riding stable. Occasional recreational events not related to a property’s primary use require an Event Permit from the Select Board.

Section 4.4 (Uses Authorized on Special Permits)

Amend Section 4.4(A) “Uses which are authorized after issuance of a Special Permit by the Zoning Board of Appeals” by replacing:

1. Garage
2. Filling Station
3. Inn
4. Motel
5. Store
6. ~~Ski Tow~~
7. Light Industry
8. Small Business
9. Saw Mill

10. Large scale raising of poultry, pigs, hogs, fur-bearing or other farm animals.
11. Conversion of a one-family dwelling existing at the time this By-Law was originally adopted into a two-family dwelling.
12. Restaurant
13. Boarding House
14. Manufactured Housing
- ~~15. Riding Stable~~
16. Private Club
- ~~17. Recreational Camps~~
18. Seasonal Dwellings
- ~~19. Camping Areas~~
20. Seasonal Food Trucks and Trailers operating at a fixed location for more than 5 days

With:

1. Garage
2. Filling Station
3. Inn
4. Motel
5. Store
6. Light Industry
7. Small Business
8. Saw Mill
9. Large scale raising of poultry, pigs, hogs, fur-bearing or other farm animals.
10. Conversion of a one-family dwelling existing at the time this By-Law was originally adopted into a two-family dwelling.
11. Restaurant
12. Boarding House
13. Manufactured Housing
14. Private Club
15. Seasonal Dwellings
16. Seasonal Food Trucks and Trailers operating at a fixed location for more than 5 days
17. Outdoor Recreation