

Chapter 179 ZONING1

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¹Editor's Note: The numbering of this chapter conforms to the numbering as originally adopted rather than to the style found in the rest of the Code. This was done at the specific request of the Town.

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[HISTORY: Adopted 4-28-1998 ATM, Arts. 42, 43, 44 and 45.² Amendments noted where applicable.]

GENERAL REFERENCES

Planning Board - See Ch. 37. Building construction - See Ch. 69. Conservation Plan - See Ch. 81.
Excavations - See Ch. 91. Sewers - See Chs. 150 and 236.
Streets and sidewalks - See Chs. 156 and 200. Public roads - See Ch. 197.
Swimming pool fences - See Ch. 202, Art. I. Subdivision of land - See Ch. 264.

²Editor's Note: These articles also provided for the repeal of former Ch. 179, Zoning, adopted as follows: Art. I, 3-8-1966 ATM, Art. 32, as amended; Art. II, 3-25-1985 ATM, Art. 23; Art. III, 6-30-1986 STM, Art. 16, as amended.

ARTICLE I. PURPOSE.

These regulations are enacted to promote the general welfare of the Town of Deerfield, to protect the health and safety of its inhabitants, to encourage the most appropriate use of land throughout the town, to preserve the cultural, historical and agricultural heritage of the community, to increase the amenities of the town, and to reduce the hazard from fire by regulating the location and use of buildings and the area of open space around them, all as authorized by the provisions of the Zoning Act, G.L. c. 40A, as amended, and by Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts.

ARTICLE II. USE AND DIMENSIONAL REGULATIONS.

2100. DISTRICTS.

2110. Establishment. For the purposes of this By-Law, the Town of Deerfield is hereby divided into the following districts: [Amended 4-26-2010 ATM, Art. 1; 10-28-2013 STM, Art. 21; 4-30-2018 ATM, Art. 27]

RESIDENTIAL-AGRICULTURAL	RA
CENTER VILLAGE RESIDENTIAL	CVRD
SMALL BUSINESS	C-I
COMMERCIAL	C-II
INDUSTRIAL	I
PLANNED INDUSTRIAL	PI
EXPEDITED PERMITTING DISTRICT ³	EPD

"Overlay" districts are also hereby created: (1) the Watershed Protection Overlay District (see Section 4200); (2) the Flood Plain Overlay District (see Section 4300); (3) the Wireless Communications Overlay District (see Section 4400); (4) the Adult Use Overlay District (see Section 4600); (5) the Marijuana Overlay District (See Section 4660³) and the Tourism Overlay District (Section 4950).

WATER PROTECTION OVERLAY DISTRICT	WP
MARIJUANA OVERLAY DISTRICT	MO
TOURISM OVERLAY DISTRICT	TOD
ADULT USE OVERLAY DISTRICT	AUOD
WIRELESS COMMUNICATIONS OVERLAY DISTRICT	WCD

The boundaries of these districts are defined and set forth on the map entitled, "Official Zoning Map, Town of Deerfield, Massachusetts," dated October 23, 2023, except for the Flood Plain Overlay District which is shown on Deerfield's Flood Insurance Rate Map (FIRM) and the Flood Boundary – Floodway Maps issued by FEMA. These maps are on file with the Town Clerk. The maps and all explanatory matter therein are hereby made a part of this Zoning By-Law.

2120. Boundary Definition. Except when labeled to the contrary, boundary or dimension lines shown approximately following or terminating at street, railroad, or utility easement center or layout lines, boundary or lot lines at water body shoreline or the channel of a stream, shall be construed to be actually at those lines; when shown approximately parallel, perpendicular, or at an angle to such lines shall be construed to be actually parallel, perpendicular, or at an angle thereto. When not located in any other way, boundaries shall be determined by scale from the map.

³ Editor's Note: Section 4650 was repealed 10-22-2020 STM by Art. 7.

2200. USE REGULATIONS.

2210. General. No structure shall be erected or used or land used except as set forth in Section 2230, "Use Regulation Schedule", or in Section 2240, "Accessory Buildings and Uses", unless exempted by Section 2250, "Nonconforming Uses and Structures", or by statute. Uses not expressly provided for herein are prohibited. **[Amended 4-26-2010 ATM, Art. 1]**

Symbols employed below shall mean the following:

- Y– A permitted use.
- Y* – A permitted use except that new building footprint, as measured along external walls, in excess of (a) 2,500 gross sq. ft. in the C-I District, or (b) 10,000 gross sq. ft. in the C-II District, as the case may be shall require a special permit from the Board of Appeals.
- Y** – Site Plan Review required by the Planning Board as provided under Section 5400.
- N – An excluded or prohibited use.
- SP – A use authorized under special permit as provided under Section 5300.

2220. Applicability. When an activity might be classified under more than one of the following uses, the more specific classification shall govern; if equally specific, the more restrictive shall govern.

2230. Use Regulation Schedule. **[Amended 4-26-2004 ATM, Art. 30; 4-28-2008 ATM, Art. 3; 4-26-2010 ATM, Art. 1; 4-25-2011 ATM, Art. 7; 4-27-2015 ATM, Art. 29; 4-25-2016 STM, Art. 7; 4-30-2018 ATM, Art. 27; 10-22-2020 STM by Art. 7; 10-22-2020 STM by Art. 7; 6-12-2021 ATM by Art. 19; 6-12-2021 ATM by Art. 20; 10-22-2020 STM by Art. 7; 10-4-2021 STM by Art. 12; 6-12-2021 ATM by Art. 15]**

Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD ³
A. RESIDENTIAL							
Detached single-family dwelling ⁷	Y	Y	N	N	N	N	N
Detached two-family dwelling	N	Y	N	N	N	N	N
Multi-family dwelling	N	SP	SP	N	N	N	SP
Dwelling unit incidental to commercial or industrial use	N	N	Y	Y	N	N	N
Flexible development	Y	Y	N	N	N	N	N
Conservation subdivision	Y	Y	N	N	N	N	N
Accessory Apartments that are contained within the existing structure of the owner-occupied single-family dwelling unit.	Y	Y	Y	Y	N	N	N
Accessory Apartments that are attached to the existing owner-occupied single-family dwelling unit, but that require structural modifications larger than the existing footprint of the primary single-family dwelling unit, in all districts.	SP	SP	N	N	N	N	N
Accessory Apartments in a detached structure on a permanent foundation on the same lot as an owner-occupied single-family dwelling unit.	SP	SP	N	N	N	N	N

B. EXTENSIVE USES AND COMMUNITY FACILITIES							
Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD³
Religious or educational use exempted by G.L. c. 40A, s. 3	Y	Y	Y	Y	Y	Y	Y
Educational use not exempted by G.L. c. 40A, s. 3	SP	SP	Y	SP	SP	N	Y
Agricultural use exempted by G.L. c. 40A, s. 3	Y	Y	Y	Y	Y	Y	Y
Fur farm, piggery, raising of animals on a parcel of land not exempt by G.L. c. 40A, s. 3	SP	SP	SP	SP	SP	N	N
Other Agricultural use not exempted by G.L. c. 40A, s. 3	SP	SP	SP	SP	SP	N	N
Child care facility or day care facility exempted by G.L. c. 40A, s. 3	Y	Y	Y	Y	Y	Y	Y
Municipal facilities	Y**	Y**	Y	Y	Y	Y	Y
Essential services	SP	SP	SP	SP	SP	SP	SP
Earth Removal	N	N	N	SP	SP	N	N
Nonprofit event ¹	Y	Y	Y	Y	Y	Y	Y
Small-Scale Ground-Mounted Solar Electric Installation	Y	Y	Y	Y	Y	Y	Y
C. COMMERCIAL							
Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD³
Office	N	N	Y*	Y*	Y	SP	Y
Bank, including ATM or Teller Line in or outside premises	N	N	Y*	Y*	SP	SP	Y
ATM not within or upon banking premises	N	N	Y	SP	SP	SP	Y
Retail sales or rental with or without display outdoors – Building 4,000 sq. ft. or less of enclosed floor area ^{4,5}	N	N	Y ¹²	Y ¹²	SP	SP	Y
Retail sales or rental with or without display outdoors – Building greater than 4,000 sq. ft. up to 30,000 sq. ft. of enclosed floor area ^{4,5,6}	N	N	SP ¹²	SP ¹²	N	SP	Y
Retail sales or rental with or without display outdoors – Building greater than 30,000 sq. ft. up to 60,000 sq. ft. of enclosed floor area ^{4,5}	N	N	N ¹²	SP ¹²	N	SP	Y
Retail sales or rental with or without display outdoors – Building greater than 60,000 sq. ft. of enclosed floor area ^{4,5}	N	N	N	N	N	SP	SP
Retail sales or rental with display, sales or storage outdoors without a building ⁵	N	N	SP	SP	SP	SP	Y
Pharmacy with or without a Drive-thru	N	N	SP	SP	N	N	N

Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD ³
Artisan Studio – Building up to 5,000 sq. ft.	N	N	Y	Y	SP	SP	Y
Motor vehicle service station	N	N	SP	SP	N	SP	N
Motor vehicle repair shop	N	N	SP	SP	N	SP	N
Private Clubs, Bars or Nightclubs including the sale or consumption of alcoholic beverages, with or without entertainment, whether for profit or not for profit	N	N	SP	SP	N	N	SP
Junkyard or automobile graveyard	N	N	N	N	N	N	N
Hospital or sanitarium	N	N	N	SP	N	N	N
Convalescent or nursing home; assisted living residence	SP	SP	SP	SP	N	N	N
Bed and Breakfast	SP	SP	SP	SP	N	N	N
Hotel	N	N	SP	SP	N	N	N
Motel	N	N	N	N	N	N	N
Boarding House	N	SP	Y*	Y*	N	N	N
Print or publishing establishment	N	N	SP	Y	Y	Y	Y
Service shop	N	N	Y	Y	N	SP	N
Repair shop	N	N	SP	SP	N	SP	N
Medical/dental center	N	N	SP	SP	N	SP	Y
Auction gallery for exhibition and sale by auction	N	N	SP	SP	N	N	N
Restaurant, not including fast-food or drive-in restaurant	N	N	Y* ¹²	SP ¹²	SP	N	Y
Fast-Food or drive-in restaurant	N	N	N	N	N	N	N
Place of assembly	N	N	SP	SP	SP	N	N
Drive-in service, including restaurants, but not including ATMs or Teller Lines	N	N	N	N	N	N	N
Landscaping business ²	SP	N	SP	SP	SP	SP	N
Car wash	N	N	SP	SP	N	N	N
Commercial recreation, outdoors ²	SP	N	SP	SP	SP	N	N
Kennel or animal hospital	N	N	N	SP	SP	N	N
Major Commercial Project	N	N	N	SP	SP	SP	SP
Arcade, Amusement Park	N	N	N	N	N	N	N
Bakery, coffee shop, deli	N	N	Y	Y	Y	SP	Y
Planned Unit Development (See Section 4800)	N	N	SP	SP	SP	N	N
Self-storage warehouse	N	N	SP	SP	SP	SP	N

D. INDUSTRIAL							
Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD³
Manufacturing, processing, assembly, or fabrication that <u>can</u> meet the Performance Standards of Section 4900	N	N	N	Y	Y	Y	Y
Manufacturing, processing, assembly, or fabrication that <u>cannot</u> meet the Performance Standards of Section 4900	N	N	N	SP	SP	SP	SP
Retail sales incidental to manufacturing facility	N	N	N	SP	SP	SP	Y
Research laboratory or facility but excluding laboratories categorized as Level 4 by the National Institutes for Health	N	N	N	SP	SP	SP	Y
Wholesale, warehouse, or distribution facility	N	N	N	SP	SP	SP	Y
Self storage warehouse	N	N	N	N	N	SP	N
Employee services incidental to permitted use	N	N	SP	SP	SP	SP	Y
Contractor's yard	N	N	N	SP	SP	SP	N
Sawmill ²	N	N	N	SP	SP	SP	N
Radioactive waste disposal	N	N	N	N	N	N	N
Truck, bus or freight terminal	N	N	N	SP	SP	SP	N
Planned Unit Development (See Section 4800)	N	N	SP	SP	SP	N	NC
Small-Scale Ground-Mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y
Medium Scale Ground-Mounted Solar Energy System	Y**	Y**	Y**	Y**	Y**	Y**	Y**
Large-Scale Ground-Mounted Solar Energy System	SP	SP	SP	N	SP	N	N
Roof-Mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y
Passive Solar Energy System	Y	Y	Y	Y	Y	Y	Y
Solar Canopies	Y	Y	Y	Y	Y	Y	Y
Municipal Solar Energy Systems	Y	Y	Y	Y	Y	Y	Y
Independent Testing Laboratory	N	N	N	N	N	N	SP ⁹

E. MARIJUANA										
	RA	CVRD	C-I	C-II	I	PI	EPD	MO-1	MO-2	MO-3
Marijuana Cultivator	N	N	N	N	N	N	N	N	SP ¹⁰	SP ¹⁰
Marijuana Product Manufacturer	N	N	N	N	N	N	N	N	SP ¹⁰	SP ¹⁰
Marijuana Retailer	N	N	N	N	N	N	N	SP ¹⁰	SP ¹⁰	N
Marijuana Independent Testing Laboratory	N	N	N	N	N	N	N	Y ¹¹	Y ¹¹	Y ¹¹
Marijuana Microbusiness	N	N	N	N	N	N	N	N	SP ¹⁰	SP ¹⁰
Marijuana Research Facility	N	N	N	N	N	N	N	N	SP ¹⁰	SP ¹⁰
Marijuana Transporter	N	N	N	N	N	N	N	N	SP ¹⁰	SP ¹⁰
Marijuana Social Consumption Operation	N	N	N	N	N	N	N	N	N	N
Medical Marijuana Treatment Center	N	N	N	N	N	N	N	N	SP ¹⁰	SP ¹⁰

NOTES:

- ¹ Subject to the issuance of a permit from the Selectboard pursuant to Chapter 195 of the General By-Laws.
- ² Minimum site of 5 acres in RA District.
- ³ A proposed Expedited Permit Project (EPP) in the Expedited Permitting District (EPD) is subject to the standards of Section 4700, including Performance Standards in Section 4750, and to Site Plan Review by the Selectboard.
- ⁴ Square footage amounts include new buildings and expansion of existing buildings. For expansions, the existing building plus the expansion will be combined to determine the square footage amount. For example, a Special Permit would be required in the C-I or C-II Districts where an applicant proposes to add 600 square feet to an existing building of 3,500 square feet.
- ⁵ Outdoor storage, sales or display associated with any retail use requires Site Plan Review (see Section 5400).
- ⁶ Provided that in the C-I District the building footprint shall not exceed 15,000 square feet.
- ⁷ Mobile Homes are excluded.
- ⁸ (Reserved)
- ⁹ The Planning Board shall act as the Special Permit Granting Authority for all Marijuana Establishments per Section 4663; but not for Medical Marijuana Treatment Centers, which shall be permitted in accordance with Section 4654.
- ¹⁰ Authorized by Special Permit with Site Plan Approval from the Planning Board.
- ¹¹ Authorized with Site Plan Approval from the Planning Board.
- ¹² Within all C-I and all C-II Commercial zoning districts excepting the most northerly C-II district, Formula Based Businesses that conform to definitional elements 4, 5, or 6 herein are prohibited. See Article VI Definition of Formula Based Business.

2240. Accessory Buildings and Uses. Any use permitted as a principal use is also allowed as an accessory use, as are others customarily accessory and incidental to permitted principal uses.

2241. Home Occupations as of Right. Businesses or professions incidental to and customarily associated with the principal residential use of premises may be engaged in as an accessory use by a resident of that dwelling; provided, however, that all of the following conditions shall be satisfied:

- a. The occupation or profession shall be carried on wholly within the principal building; or within a building or other structure accessory thereto which has been in existence at least five (5) years, without extension thereof.
- b. Not more than thirty (30) percent of the combined floor area of the residence and any qualified accessory structures shall be used in the home occupation.
- c. No person not a member of the household shall be employed on the premises in the home occupation.
- d. The home occupation shall not serve clients, customers, pupils, salespersons, or the like on the premises.
- e. There shall be no sign, exterior display, no exterior storage of materials, and no other exterior indication of the home occupation, or other variation from the residential character of the premises.
- f. No disturbance, as defined in Section 3410, shall be caused, nor shall the home occupation use or store hazardous materials in quantities greater than associated with normal household use.
- g. Traffic generated shall not exceed volumes normally expected in a residential neighborhood.

2242. Home Occupations by Special Permit. Businesses or professions incidental to and customarily associated with the principal residential use of premises may be engaged in as an accessory use by a resident of that dwelling upon the issuance of a special permit by the Selectboard; provided, however, that all of the following conditions shall be satisfied: **[Amended 6-12-2021 ATM by Art. 15]**

- a. All of the requirements of Section 2241.a, 2241.b, and 2241.g.
- b. Not more than one (1) person not a member of the household shall be employed on the premises in the home occupation.
- c. An unlighted sign of not more than three (3) square feet in area may be permitted. The visibility of exterior storage of materials and other exterior indications of the home occupation, or other variation from the residential character of the premises, shall be minimized through screening and other appropriate devices.
- d. Off-street parking with adequate access shall be provided and maintained for all residential, employee, customer and business needs with the minimum space for three (3) standard-size passenger-type vehicles. Parking areas shall not be within the front, side and rear yard line limits for the Residential District within which it is located and shall include adequate screening or protection to neighboring residential uses.
- e. No disturbance, as defined in Section 3410, shall be caused. The use or storage of hazardous materials in quantities greater than associated with normal household use shall be subject to design requirements to protect against discharge to the environment.

2243. Boarders in Single-Family Dwelling. The renting of rooms and/or furnishing of board to not more than two persons in a single-family dwelling by the owner/occupant thereof shall be a permitted accessory use. The renting of rooms and/or furnishing of board to more than two persons, but not more than six (6) persons, in a single-family dwelling by the owner/occupant thereof shall be deemed a boarding house subject to the provisions of Section 2230, Use Regulations Schedule herein.

Editor's Note: Section 2244 removed by ATM 2023 and replaced with Section 3900. Accessory Apartments

2250. Nonconforming Uses and Structures.

2251. Applicability. This zoning by-law shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing required by G.L. c. 40A, s. 5 at which this zoning by-law, or any relevant part thereof, was adopted. Such prior, lawfully existing nonconforming uses and structures may continue, provided that no modification of the use or structure is accomplished, unless authorized hereunder.

2252. Nonconforming Uses. The Board of Appeals may award a special permit to change a nonconforming use in accordance with this section only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. The following types of changes to nonconforming uses may be considered by the Board of Appeals:

- a. Change or substantial extension of the use;
- b. Change from one nonconforming use to another, less detrimental, nonconforming use.

2253. Nonconforming Structures. The Board of Appeals may award a special permit to reconstruct, extend, alter, or change the use of a nonconforming structure in accordance with this section only if it determines that such reconstruction, extension, alteration, or change of use shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The following types of changes to nonconforming structures may be considered by the Board of Appeals:

- a. Reconstructed, extended or structurally changed;
- b. Altered to provide for a substantially different use or for the same use in a substantially different manner or to a substantially greater extent;
- c. Reconstructed after a catastrophe, provided that the owner shall apply for a building permit and start operations for reconstruction on said premises within eighteen (18) months after such catastrophe, and provided that the building(s) as reconstructed shall be only as great in volume or area as the original nonconforming structure;
- d. The reconstruction, extension or structural change of a nonconforming structure in such a manner as to increase an existing nonconformity, or create a new nonconformity, including the extension of an exterior wall at or along the same nonconforming distance within a required yard, shall require the issuance of a variance from the Board of Appeals.

2254. Nonconforming Single and Two Family Residential Structures. Nonconforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Building Commissioner that such proposed reconstruction, extension, alteration,

or change does not increase the nonconforming nature of said structure, and the issuance of a building permit, where applicable. In the event that the Building Commissioner determines that the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration, or change, the Board of Appeals may, by special permit, allow such reconstruction, extension, alteration, or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

2255. Abandonment or Non-Use. A nonconforming use or structure which has been abandoned, or not used for a period of two years, shall lose its protected status and be subject to all of the provisions of this zoning by-law.

2256. Reversion to Nonconformity. No nonconforming use shall, if changed to a conforming use, revert back to a nonconforming use.

2300. DIMENSIONAL REQUIREMENTS.

2310. General. No structure shall be erected or used, premises used, or lot changed in size or shape except in conformity with the requirements of this section, unless exempted by this By- Law or by statute (see G.L. c. 40A, s.6).

2320. Table of Dimensional Requirements. [Amended 4-26-2004 ATM, Art. 32; 4-26-2010 ATM, Art. 1; 10-28-2013 STM, Art. 21; 10-4-2021 STM by Art. 8]

Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD
MINIMUM LOT SIZE (x 1000 square feet) ^{1, 10}	60	12 ²	15	30	80	80	-
FRONTAGE (feet) ^{7,9}	200	100 ²	125	200	200	200	-
FRONT SETBACK (feet) ^{3,8}	30	30	20	50	40	50 ⁴	-
REAR YARD (feet) ⁸	10	10	10	25	25	25 ⁵	-
SIDE YARD (feet) ⁸	10	10	10	25	25	25 ⁵	-
PERIMETER SETBACK							25
MINIMUM LOT WIDTH (feet) ⁶	100	50	62.5	100	100	100	-
MAX. BUILDING HEIGHT (feet)	35	35	35	35	35	35	48
Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD
MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACES (%) Buildings, Parking Areas, Walkways, and other impervious surfaces - Low Impact Development (LID) techniques such as pervious pavers do not count as an impervious surface	30	75	70	60	60	70	80

NOTES:

¹ A minimum of 80% of the area of the lot shall be uplands, and shall not be wetland resource areas as set forth 310 CMR 10.54, 10.55, 10.56, and 10.57. "Riverfront areas," defined in 310 CMR 10.58, which do not also include other wetland resource areas, may be calculated in their entirety (100%)

- toward the minimum lot size requirement.
- 2 Increase by 25% for two-family dwellings; by 50% for multi-family dwellings.
- 3 Provided, however, that no building need be set back more than the average of the setbacks of the buildings on the next lots on either side if any such building is within one hundred feet of the proposed building.
- 4 75 feet if the street providing frontage is a state highway.
- 5 75 feet if the property abutting the rear yard is in the RADistrict.
- 6 See Definition of Lot Width – Article VI. In the case of lots located in more than one zoning district, the requirements of the more restrictive zoning district shall apply to the entire lot.
- 7 See Definition of Lot Line, Front – Article VI.
- 8 No Medical Marijuana Treatment Center or Marijuana Establishment shall be sited within a radius of five hundred feet of a public or private school, daycare center or any facility in which children commonly congregate, said distance to be measured in a straight line from the nearest point of the property line of said facility to the nearest point of the property line of the Medical Marijuana Treatment Center or Marijuana Establishment.
- 9 In the CVRD, C-I and I Districts only, the minimum Frontage requirement shall not apply to Town-owned lots used for Municipal Facilities, which shall be required to have no less than fifty (50) feet of frontage.
- 10 Lots in the Watershed Protection Overlay District shall have a Minimum Lot Size of 80,000 square feet.

⁴ Editor's Note: Said illustrations follow the definition of "lot width" in Article VI of this chapter.

2400. RESERVED FOR FUTURE USE

ARTICLE III. GENERAL REGULATIONS.

3100. TOWNWIDE PARKING AND LOADING REQUIREMENTS.

3110. General. Adequate off-street parking must be provided to service all parking demand created by new construction, whether through new structures or additions to old ones, and by change of use of existing structures. Such parking shall be on the same premises as the activity it serves, or within 200 feet on a separate parcel, which may be jointly used with other premises for this purpose, provided that the continued joint use of such parcel be ensured through an agreement recorded in the Registry of Deeds.

3120. Reduction of Parking Requirement by Special Permit. Notwithstanding the provisions of Section 3130, the Planning Board may, by special permit, reduce the number of parking spaces upon its determination that the intended use of the premises can be adequately served by fewer spaces. The Planning Board may consider on-street parking available near the premises as a factor in making this determination.

3130. Table of Parking Requirements. Parking shall be provided in accordance with the following schedule. Any computation resulting in a fraction of a space shall be rounded to the highest whole number.

Principal Use	Minimum Number of Parking Spaces
General Retail	1 per 250 square feet of gross floor area
Retail sales accessory to industrial use	1 per 500 square feet of gross floor area
Printing and Publishing	1 per 500 square feet of gross floor area
Medical Office	1 per 150 square feet of gross floor area
General Office	1 per 250 square feet of gross floor area

Restaurants	1 per two seats plus 1 per two employees
Research and Development, Manufacturing, or Industrial	1 per 500 square feet of gross floor area or 1 per employee, whichever is greater.
Warehousing and storage	1 per two employees but not less than 1 space per 5,000 square feet of area devoted to in- door or outdoor storage.
Inns and Bed & Breakfasts	1 per sleeping room plus 1 per 2 employees
School or day care facility	1 per 4 occupants plus 1 per 2 employees
Church, Library, Museum or similar place of assembly	1 per 8 occupants plus 1 per 2 employees
Bank	1 per 175 square feet of gross floor area
Dwellings	2 spaces per dwelling unit for single family 2 spaces per dwelling unit for multifamily, plus 0.5 space per unit for visitors 3 spaces for single family with Accessory Apartment
Gasoline service station	2 per service bay plus 1 per employee

3140. Parking Lot Design.

3141. Required parking areas shall not be located within twenty-five feet of the pavement of the traveled way serving the premises. The area between the parking area and the pavement shall be appropriately landscaped (see Section 3300). Parking areas should incorporate Low Impact Development techniques to manage stormwater to the maximum extent feasible.

3142. Parking spaces shall be at least 9 x 18.

3143. The Planning Board may require the paving of all parking areas, except those serving residential premises.

3144. In paved parking areas with eight or more spaces, individual spaces shall be delineated by painted lines, wheel stops, or other means. Parking should be located to the side or rear of the lot to the maximum extent feasible.

3145. For parking areas of fifteen (15) or more spaces, the Planning Board may require bicycle racks facilitating locking, and shall require that a landscaping plan (see Section 3300) be submitted as part of site plan review or a Special Permit. In addition, parking areas shall include one Electric Vehicle (EV) parking space with EV charging for every fifteen (15) parking spaces.

3146. Parking areas in the PI District shall be setback 75 feet from property located in the RA District, 10 feet from property located in the PI District, 25 feet from a street, and 50 feet from a state highway.

3147. All artificial lighting shall be arranged and shielded so as to prevent direct glare from the light source onto any public way or any other property.

3148. Parking lot aisles shall be designed in conformance with the following:

Parking Angle	Minimum Aisle Width (one-way traffic)	Minimum Aisle Width (two-way traffic)
0 degrees (parallel)	12 feet	20 feet
30 degrees	13 feet	20 feet
45 degrees	14 feet	21 feet
60 degrees	18 feet	23 feet

3150. Driveway Design. Access driveways to nonresidential parking areas shall be 10 feet wide for one-way traffic and 18 feet for two-way traffic. Driveways shall not exceed 22 feet in width; provided, however, that driveways serving two-way traffic may be reduced to 10 feet in width when the driveway does not exceed 50 feet in length, does not serve more than 5 parking spaces, and provides sufficient turnaround so as not to require backing onto a public way.

3151. To the extent feasible, parking areas shall be served by common private access ways, in order to minimize the number of curb cuts. Such common access ways shall be in conformance with the functional standards of the Subdivision Rules and Regulations of the Planning Board⁵ for road construction, sidewalks, and drainage. Proposed documentation (in the form of easements, covenants, or contracts) shall be submitted with the application, demonstrating that proper maintenance, repair, and apportionment of liability for the common access way and any shared parking areas has been agreed upon by all lot owners proposing to use the common access way, and that the common access way shall be permanently available to uses on adjacent or nearby lots. Common access ways may serve any number of parcels deemed appropriate by the Planning Board.

3160. Loading Requirements. Adequate off-street loading facilities and space shall be provided to service all needs created by construction whether through additions, change of use, or new structures. Facilities shall be so sized and arranged that no vehicle will back onto or off of a public way, or be parked on a public way while loading, unloading, or waiting to do so. Such areas shall be landscaped in accordance with Section 3300.

3161. Loading areas in the PI District shall be setback 75 feet from property located in the RA District, 10 feet from property located in the PI District, 25 feet from a street, and 50 feet from a state highway.

3200. SIGNS. [Amended 9-12-2005 STM, Art. 2]

3210. In the Center Village Residential District and Residential/Agricultural District the following signs are permitted.

3211. Signs on residential property for a home occupation shall be a maximum of (3) square feet in total area, when a sign is permitted by the Selectboard pursuant to Section 2242. **[Amended 6-12-2021 ATM by Art. 15]**

3212. For permitted buildings, structures and uses of the premises, other than one or two family dwellings and their accessory uses, two signs not over six (6) square feet in total area are allowed, unless the Board of Appeals grants a special permit for a larger sign. Signs shall be located at least 15 feet from the front, side and rear property lines.

3220. In the Commercial I & II, Industrial (I) and Planned Industrial Districts, signs advertising the name of the firm and the products and services produced or available on the premises are permitted only as follows:

3221. In the Small Business District (C-I).

Two, (2) signs or other advertising devices shall be allowed for each firm or establishment on the premises. The aggregate sign(s) or device(s) serving all firms on the premises shall not exceed thirty-two (32) square feet, per face, in area, and no single sign shall exceed sixteen square feet, per face, in area. One additional sign serving all firms may be attached to a marquee which is an integral part of the building, provided that the total area of such sign does not exceed six (6) square feet per face.

- a. A sign attached to a building shall not exceed eight percent (8%) of the wall area to which it is attached and shall not project above the eave of building or more than thirty-six (36) inches from the vertical plane of the wall it is attached to, and be a minimum of eight (8) feet from the bottom edge to grade.
- b. A freestanding sign identifying a firm or establishment shall not exceed a maximum height of fifteen (15) feet above average grade. All such signs shall be setback a minimum of twenty (20) feet from the street line and fifteen (15) feet from the nearest property line.

(11) ⁵Editor's Note: See Ch. 264, Subdivision of Land.

- c. Roof signs are prohibited.
- d. Additional signs identifying a firm, or other advertising devices, shall not be allowed, except by Special Permit from the Zoning Board of Appeals as provided for under Section 5300.

3222. In the Commercial District (C-II), Industrial District (I) and Planned Industrial District (PI).

Two (2) signs or other advertising devices shall be allowed for each firm or establishment on the lot, or premises, when the buildings housing the business span more than one lot. One additional sign serving all firms may be free standing in compliance with 3222.b. or attached to a marquee which is an integral part of the building provided the total area of such sign does not exceed thirty- two (32) square feet.

- a. Attached signs shall not exceed eight percent (8%) of the wall area to which it is attached and shall not project above the eave of the building or more than 36 inches from the vertical plane of the wall to which it is attached.
 - 1. Freestanding signs and supports shall not exceed a height of-fifteen (15) feet above average grade.
 - 2. Each sign shall not exceed thirty-two (32) square feet per each face.

In the C-II District all signs shall be set back a minimum of twenty (20) feet from the street, and twenty (20) feet from side and rear lot lines. In the I District all setbacks are a minimum of twenty-five (25) feet from the street, and twenty-five (25) feet from side and rear lot lines. In the P-I District all signs shall be set back a minimum of thirty (30) feet from the street, and a minimum of thirty (30) feet from side and rear lot lines.

- b. Roof signs are prohibited.

- c. Additional signs identifying a firm or other advertising devices shall not be allowed, except by special Permit from the Zoning Board of Appeals as provided for under Section 5300.
- d. Additional signs may be allowed which are solely directional provided that they do not exceed seven (7) square feet in area, nor eight (8) feet in height. Such directional signs shall not exceed a maximum length of five (5) feet, and maximum width of sixteen (16) inches. An establishment's name may appear on such signs with letters no more than four (4) inches high.
- e. Signs may be lighted, but no sign shall be of the traveling, animated, or flashing light type.
- f. Signs shall not impair pedestrian or vehicular traffic flow or sight.
- g. No sign shall be placed in the layout of a public way.

3230. General Sign Restrictions

3231. Signs, announcements, or bulletin boards not exceeding thirty-two (32) square feet in area are allowed in all zoning districts in connection with governmental, charitable, or religious use.

3232. No sign or advertising device shall project over any public pedestrian or vehicular right of way more than thirty six (36) inches and must be at least eight (8) feet above the sidewalk.

3233. Signs of any kind or style shall not impair pedestrian or vehicular flow.

3234. No sign or advertising device shall incorporate motion or be lighted by flashing or blinking lights or utilize a change in light intensity, or be internally lit, except for municipal signs providing public notifications.

- a. All illuminated signs or other advertising devices shall be shielded or indirect, and not internally lit. No exterior sign or interior sign visible from outside of the structure shall be illuminated during hours the business is not open. No sign in any Residential/Agricultural District shall be illuminated after nine (9:00) p.m.
- b. Off premises signs, other than directional signs, shall not be allowed. An off premises sign is any sign that advertises or indicates someone other than the person occupying the premises on which the sign is erected or maintained or some business or businesses other than the transacted thereon, or advertises another property or any part thereof as for sale or rent. Off premises directional signs are subject to the limitations contained in Section 3222 (e) of this Zoning Bylaw.

3235. Signs required by federal or state law are allowed in all districts.

3236. Signs posting land against trespassing, hunting, or fishing are allowed in all districts.

3237. Reserved for future use.

3238. Agricultural and farm stand signs advertising local farm products or farm operations are allowed but subject to all setback and size requirements.

3239. Any sign not properly fastened, secured or maintained will not be allowed.

3240. Signs allowed by Sign Permit. The Zoning Board of Appeals may grant sign permits as follows.

3241. For changes in existing signs and non-conforming signs providing such changes are within the limits established pursuant to Section 3220, and not substantially more detrimental to the neighborhood.

3242. For a directional or identification sign in any district where such sign is constructed and maintained for non-commercial purposes, and will not be substantially more detrimental to the neighborhood with respect to size, location, safety, or design. Maximum size is eight (8) square feet maximum per face and eight (8) feet in height above grade.

3243. Procedures. A Sign Permit application shall be filed with the Zoning Board of Appeals and Building Commissioner with accompanying plan and fee.

Only one (1) sign per parcel is allowed.

3250. Temporary Signs

a. In the RA, CVRD and CI District, the following signs listed below are allowed, provided that they meet all applicable lot line setback distances. In addition, temporary signs shall be removed within 7 days after the event, election, growing season or construction has occurred.

1. Political signs, seven (7) square feet maximum; Real Estate signs, seven (7) square feet maximum.
2. Public, charitable or religious organization, thirty-two (32) square feet maximum.
3. Construction or remodeling site signs, (9) square feet maximum.
4. Special Events, 30 days prior, 1 week after the event being advertised.
5. Sandwich board signs, moveable signs, portable signs, signs on wheels or carts, seven (7) square feet maximum are allowed only in the C-I zoning district and shall not remain in place after business hours, and prohibited in all other zoning districts.
6. Signs advertising agricultural products, thirty-two (32) square feet maximum; and shall be removed at the end of the growing season.

b. In the C-II, I and P-I Districts

1. Construction site signs, (18) square feet maximum.
2. Real Estate signs, (9) square feet maximum.

3260. All sign changes, replacements and new signs require a building permit.

3270. Definitions.

3271. Directional Sign - A directional sign is an off-premises sign which indicates the direction or distance to a geographical area or establishment, but does not in any other way advertise the business or activity of the establishment.

3272. Moveable or Portable Sign -- A moveable or portable sign is one which is capable of being readily moved or relocated, including portable signs mounted on a chassis and wheels or supported by legs.

3273. Parcel is a plot of land having definite boundaries which are recorded in the Franklin Registry of Deeds, and the parcel size meets the minimum lot area requirements applicable for the use of the property in the zoning district, or the parcel size qualifies the property as a grandfathered non-conforming lot for an allowed primary (non-accessory) use of the property.

3274. Agricultural products are those which have been created by:

- a. Farming and the cultivation and tillage of the soil;
- b. Dairying;
- c. Production, cultivation, growing, and harvesting of any agricultural aquacultural, floricultural, viticultural, or horticultural commodities;
- d. Growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations;
- e. Raising of livestock including horses;
- f. Keeping and raising of poultry, cattle, ratites (such as emus, ostriches, and rheas) and camelids (such as llamas and camels), and other domesticated animals for food and other agricultural purposes, including bees and fur-bearing animals.

3300. GENERAL LANDSCAPING REQUIREMENTS.

3310. Purpose. This Section 3300 is designed to accomplish the following objectives:

3311. To provide a suitable boundary or buffer between residential uses and districts and nearby nonresidential uses;

3312. To define the street edge and provide visual connection between nonresidential uses of different architectural styles;

3313. To separate different and otherwise incompatible land uses from each other in order to partially or completely reduce potential nuisances such as dirt, dust, litter, noise, glare from motor vehicle headlights, intrusion from artificial light (including ambient glare), or view of signs, unsightly buildings or parking lots;

3314. To provide visual relief to parking lots and protection from wind in open areas;

3315. To preserve or improve the visual and environmental character of Deerfield, as generally viewed from residential or publicly accessible locations; and

3316. To offer property owners protection against diminution of property values due to adjacent nonresidential use.

3320. Applicability. The requirements of this section shall apply to any nonresidential use and to parking areas of 10 or more parking spaces.

3330. Requirements.

3331. Property line(s) with residential uses or districts shall be screened from the uses specified above by means of plantings to be provided and maintained by the owner of the property used for nonresidential purposes.

3332. Planted buffer strips along property lines with residential uses or districts shall contain native trees and shrubs appropriate for screening, densely planted in a minimum 4 foot wide planting strip to minimize visual intrusion. Deciduous trees shall be at least two (2") inches in caliper measured six (6") inches above the root ball at time of planting. Deciduous trees shall be expected to reach a height of 20 feet within ten years after planting. Evergreens shall be a minimum of eight (8") feet in height at the time of planting. Where the Planning Board determines that the planting of trees is impractical, the permit applicant may substitute shrubbery for trees. Shrubs and hedges shall be at least 2.5 feet in height at the time of planting, and have a spread of at least 18 inches.

3333. Deciduous trees shall be planted between the street and the sidewalk, spaced 35 feet apart. Such trees shall be at least two (2") inches in diameter at breast height at time of planting, and shall be expected to reach a height of 20 feet within ten years after planting.

3334. Parking lots shall be designed so as not to direct drainage onto adjacent properties through the use of swales, rain gardens and other drainage methods to control stormwater runoff. Any waiver to this requirement must receive approval from the Conservation Commission and the owner of the abutting property that is impacted.

3335. Parking lots for ten (10) or more cars shall contain or be bordered within five (5) feet by at least one (1) tree per five cars. Trees shall be of two-inch caliper or larger and at least fifteen (15) feet in height. Trees planted within the parking area, shall be planted in curbed soil plots providing not less than forty (40) square feet of unpaved soil area per tree. The interior of parking lots with more than twenty (20) spaces shall be landscaped to provide shade and visual relief by planting at least one shade tree in a curbed soil plot or peninsula for each ten (10) parking spaces. For example, a parking lot with twenty (20) spaces would have at a minimum two (2) trees planted within the interior and two (2) trees along the border.

3336. Revegetation. Proper revegetation techniques shall be employed during construction using native plant species, proper seed bed preparation, fertilizer and mulching to protect germinating plants. Revegetation shall occur on cleared sites within 7 (seven) calendar days of final grading and shall occur during the planting season appropriate to the selected plant species.

3340. Coordination with Site Plan Approval. The Planning Board shall require a landscaping plan as part of the overall site plan for the premises. Such landscaping plan shall be at a scale sufficient to determine compliance with the specifications set forth in this Section 3300.

3350. Maintenance of Landscaped Areas. The owner of the property used for nonresidential purposes shall be responsible for the maintenance, repair and replacement of all landscaping materials installed in accordance with this section. All plant materials required by this chapter shall be maintained in a healthful condition. Dead limbs, refuse and debris shall be promptly removed. Dead plantings shall be replaced with new live plantings at the earliest appropriate season. Bark mulch and non-plant ground surface materials shall be maintained so as to control weed growth.

3400. DRIVEWAY REGULATIONS.

3410. General. For the purpose of promoting the safety of the residents of the Town, an application for a building permit for a residential structure shall include a plan, at a scale of 1" = 100 ft., showing the driveway serving the premises, and showing existing and proposed topography at 10 ft. or 3 meter contour intervals. All driveways shall be constructed in a manner ensuring reasonable and safe access from the public way serving the premises to within a distance of 100 feet or less from the building site of the residential structure on the premises, for all vehicles, including, but not limited to, emergency, fire, and police vehicles. The Building Commissioner shall not issue a building permit for the principal structure on the premises unless all of the following conditions have been met:

3420. Location. No driveway shall be located within ten (10) feet of any side or rear lot line without written approval by the appropriate abutter(s), or by special permit by the Planning Board after a determination that said driveway will provide safe and reasonable access for fire, police and emergency vehicles.

3430. Length. The distance of any driveway measured from the street line to the point where the principal building is proposed shall not exceed a distance of five hundred (500) feet, unless the Planning Board shall grant a special permit after a determination that said driveway will provide safe and reasonable access for fire, police and emergency vehicles.

3440. Grade. The grade of each driveway where it intersects with the public way shall not exceed eight percent (8%) for a distance of 20 feet from the travel surface of the public way unless the Planning Board shall grant a special permit after a determination that said driveway will provide safe and reasonable access for fire, police and emergency vehicles.

3450. Access. Driveways serving the premises shall provide access through the required frontage of the serviced lot, except in the case of a "common driveway" under Section 3460, herein.

3460. Common Driveways. Common driveways serving not more than two (2) lots may be allowed on special permit by the Planning Board. A common driveway must satisfy all of the conditions in this Section 3400, as well as all of the following conditions:

3461. The centerline intersection with the street centerline shall not be less than 45 degrees;

3462. A minimum cleared width of 12 feet shall be maintained over its entire length;

3463. A roadway surface of a minimum of 4 inches of graded gravel, placed over a properly prepared base, graded and compacted to drain from the crown shall be installed;

3464. The driveway shall be located entirely within the boundaries of the lots being served by the driveway;

3465. Proposed documents shall be submitted to the Planning Board demonstrating that, through easements, restrictive covenants, or other appropriate legal devices, the maintenance, repair, snow removal, and liability for the common driveway shall remain perpetually the responsibility of the private parties, or their successors-in-interest.

3500. FLEXIBLE DEVELOPMENT.

3510. Purpose. The purpose of this Section 3500, Flexible Development, is to preserve open space, forested, and other scenic views along the public ways in the Town of Deerfield; to protect the natural environment; to protect the value of real property; to promote more sensitive siting of buildings and better overall site planning; to preserve Deerfield's traditional New England landscape; and to allow landowners a reasonable return on their investment.

3520. Applicability. Any creation of five (5) or more lots in a residence district, whether a subdivision or not, from a parcel or set of contiguous parcels held in common ownership may proceed under this Section 3520, Flexible Development, subject to site plan review under Section 5400, hereunder.

3530. Procedures. Applicants for Flexible Development shall file with the Planning Board six (6) copies of a Development Plan conforming to the requirements for a preliminary subdivision plan under the Subdivision Regulations of the Planning Board.⁶ The Planning Board may also require as part of the Development Plan any additional information necessary to make the determinations and assessments cited herein.

3540. Modification of Lots - Requirements. The Planning Board may authorize modification of lot size, shape, and other bulk requirements for lots within a Flexible Development, subject to the following limitations:

3541. Lots having reduced area or frontage shall not have frontage on a street other than a street created by a subdivision involved.

3542. Lots may be reduced in area to a minimum of 1.0 acres, provided that all lots located within the Flexible Development shall average 50,000 sq. ft. in size.

3543. Lot frontage may be reduced to a minimum of 100 feet, provided that all lots located within the Flexible Development shall average in frontage 125 feet.

3544. Each lot shall have at least 75% of the required yards for the district.

3550. Visual Buffer Requirements. A buffer area, not less than 200 feet in width, shall be provided between any public way adjacent to the Flexible Development and any home constructed therein. The buffer may be constituted as a "no build" zone within the site, and may serve as area for individual lots contained therein. No indigenous vegetation shall be removed from this buffer zone before or after the development of the residential compound (except for removal necessary for the construction of subdivision roadways and services), nor shall any building or structure be placed therein.

3560. Relation to Other Requirements. The submittals and permits of this Section shall be in addition to any other requirements of the Subdivision Control Law⁷ or any other provisions of this Zoning By-Law.

⁶Editor's Note: See Ch. 264, Subdivision of Land.

⁷Editor's Note: See MGL c. 41A, §§ 81K to 81GG.

3600. CONSERVATION SUBDIVISION DESIGN.

Note: Replaces Section 3600 in Chapter 179.

3610. Purpose. The purpose of this Section 3600, Conservation Subdivision Design, is to encourage the preservation of open land for its scenic beauty and to enhance agricultural, open space, forestry, and recreational use; to preserve historical and archeological resources; to protect the natural environment; to protect the value of real property; to promote more sensitive siting of buildings and better overall site planning; to perpetuate the appearance of Deerfield's traditional New England landscape; to allow landowners a reasonable return on their investment; to facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner; and to promote the development of housing affordable to low and moderate income families.

3620. Applicability. Any creation of five (5) or more lots, whether a subdivision or not, from a parcel or set of contiguous parcels held in common ownership and located entirely within the Residential Agricultural District, may proceed under this Section 3600, Conservation Subdivision Design, pursuant to the Site Plan Review approval process (Section 5400) by the Planning Board, as indicated in Section 2230, the Use Regulation Schedule. In addition, all requirements of this Section 3600 must be met as well as the requirements of Deerfield's Subdivision Regulations. Site Plan Approval shall be acted upon in accordance with the following provisions.

3630. Procedures. Applicants for Conservation Subdivision Design shall file with the Planning Board six (6) copies of the following:

3631. A Development Plan conforming to the requirements for a preliminary subdivision plan under the Subdivision Regulations of the Planning Board.⁸ Such plan shall indicate proposed topography, wetlands, and, unless the development is to be sewered, the results of deep soil test pits and percolation tests at the rate of one per acre, but in no case fewer than four (4) per Conservation Subdivision. Where wetland delineation is in doubt or dispute, the Planning Board shall require the applicant to submit to the Conservation Commission a request for determination of applicability pursuant to G.L. c. 131, s.40 and 310 CMR 10.05(3). The Planning Board shall refer data on proposed wastewater disposal to the Board of Health for their review and recommendation. The Planning Board may also require as part of the Development Plan any additional information necessary to make the determinations and assessments cited herein.

3632. Four-Step Design Process. Each Development Plan shall follow a four-step design process, as described below. When the Development Plan is submitted, applicants shall be prepared to demonstrate to the Planning Board that these four design steps were followed by their site designers in determining the layout of their proposed streets, house lots, and open space.

⁷Editor's Note: See MGL c. 41, §§ 81K to 81GG.

⁸Editor's Note: See Ch. 264, Subdivision of Land.

- a. Designating the Open Space. First, the open space is identified. The open space shall include, to the extent feasible, the most sensitive and noteworthy natural, scenic, and cultural resources on the property.

- b. Location of House Sites. Second, potential house sites are tentatively located. House sites should be located not closer than 100 feet to wetlands areas, but may be situated within 50 feet of open space areas, in order to enjoy views of the latter without negatively impacting the former.
- c. Street and Lot Layout. Third, align the proposed streets to provide vehicular access to each house in the most reasonable and economical way. When lots and access streets are laid out, they shall be located in a way that avoids or at least minimizes adverse impacts on open space. To the greatest extent practicable, wetland crossings and streets traversing existing slopes over 10% shall be strongly discouraged.
- d. Lot Lines. Fourth, draw in the lot lines. These are generally drawn midway between house locations.

3640. Modification of Lot Requirements. The Planning Board may authorize modification of lot size, shape, and other bulk requirements for lots within a Conservation Subdivision, subject to the following limitations:

3641. Lots having reduced area or frontage shall not have frontage on a street other than a street created by a subdivision involved.

3642. Each lot shall contain not less than one-half of the area otherwise required in the district, and have frontage of not less than 50 feet.

3643. Each lot shall have at least 50% of the required yards in the district.

3644. Each lot shall have adequate road access. The Planning Board shall determine that each lot shown on the plan has practical access from the way upon which the lot fronts, in that there are no legal or physical impediments which will prevent access particularly for emergency vehicles such as fire engines and ambulances.

3650. Number of Lots. The maximum number of lots allowed shall not exceed the number of lots which could reasonably be expected to be developed upon that parcel under a conventional plan in full conformance with all zoning, subdivision regulations, health regulations, wetlands regulations and other applicable requirements. The proponent shall have the burden of proof with regard to the design and engineering specifications for such conventional plan. The maximum number of building lots shall be determined by one of the following methods at the Applicant's choice.

3651. Method 1 - The maximum density for the Cluster Development under Method 1 shall be calculated by taking the parcel area and subtracting out any acreage that is wetlands, 100-year floodplains defined by FEMA FIRM/FHBM maps, existing permanently protected open space, land with slopes greater than 25%, and 10% of the total parcel area for roads and drainage to find the Net Parcel Area. The Net Parcel Area shall be divided by the Minimum Lot Area of the zoning district in which the parcel is located to determine the maximum number of lots allowed. All wetlands shall be delineated under the supervision of the Conservation Commission and in accordance with the provisions of the Wetlands Protection Act, MGL c. 131, §40.

3652. Method 2 - A preliminary plan for a conventional (non-Cluster Development) subdivision for the site shall be submitted illustrating the number of lots that could be created under a conventional subdivision and the results of deep hole and perc tests indicating how many of these lots would be buildable. The perc tests shall be conducted under the supervision of the Board of Health, and in conformance with Title 5 of the State Environmental Code, percolation tests. The number of buildable lots will equal the maximum density of the Cluster Development.

3660. Open Space Requirements. A minimum of fifty percent (50%) of the parcel shown on the Development Plan shall be permanently protected open space ("Protected Open Space"), excluding required yards and buffer areas. Such open space may be separated by the road(s) constructed within the Conservation Subdivision. The minimum required Protected Open Space shall not include wetlands, water bodies, all areas with slopes of 25% or greater, 100-year floodplains defined by FEMA FIRM/FHBM maps, existing permanently protected open space, and all other areas determined by the Board of Health to be unsuitable for on-site sewage disposal ("Land with Environmental Constraints"). To the extent possible the preserved land shall form a contiguous tract to enable continued farming or forestry operations.

The Planning Board may grant a waiver to reduce the minimum required Protected Open Space to forty percent (40%) of the total parcel if at least sixty percent (60%) of the total lot area is permanently protected and no more than twenty percent (20%) of that total is composed of Land with Environmental Constraints. Roadways and accessory uses shall not count towards the sixty percent (60%) of permanently Protected Open Space.

3661. The required open space shall be used for conservation, historic preservation and education, outdoor education, recreation, park purposes, agriculture, horticulture, forestry, or for a combination of these uses, and shall be served by suitable access for such purposes.

3662. The required open space shall remain unbuilt upon, provided that ten percent (10%) of such open space may be paved or built upon for structures accessory to the dedicated use or uses of such open space, pedestrian walks, and bike paths, and agriculture.

3663. Underground utilities to serve the Conservation Subdivision site may be located within the required open space.

3664. The required open space may, at the owner's request, be conveyed to:

- a. the Town of Deerfield or its Conservation Commission;
- b. a nonprofit organization, the principal purpose of which is the conservation of open space and any of the purposes for such open space set forth above;
- c. a corporation or trust owned jointly or in common by the owners of lots within the Conservation Subdivision. If such corporation or trust is utilized, ownership thereof shall pass with conveyance of the lots in perpetuity. Maintenance of the open space and facilities shall be permanently guaranteed by such corporation or trust which shall provide for mandatory assessments for maintenance expenses to each lot. Each such trust or corporation shall be deemed to have assented to allow the Town of Deerfield to perform maintenance of the open

space and facilities, if the trust or corporation fails to provide adequate maintenance, and shall grant the town an easement for this purpose. In such event, the town shall first provide fourteen (14) days written notice to the trust or corporation as to the inadequate maintenance, and, if the trust or corporation fails to complete such maintenance, the town may perform it. The owner of each lot shall be deemed to have assented to the town filing a lien against each lot in the development for the full cost of such maintenance, which liens shall be released upon payment to the town of same. Each individual deed, and the deed or trust or articles of incorporation, shall include provisions designed to effect these provisions. Documents creating such trust or corporation shall be submitted to the Planning Board for approval, and shall thereafter be recorded in the Registry of Deeds.

- d. The Planning Board, at the request of Applicant, may consider granting a Special Permit to have the Protected Open Space retained by a private individual (e.g. farmer) or a trust owned by private individuals provided that the interests of the residents of the Conservation Subdivision will be protected as outlined in the requirements of the Conservation Restriction. Such Special Permit shall meet the requirements of Section 5300. Special Permits of the Zoning Bylaws and other requirements to be determined by the Planning Board. A Conservation Restriction shall be placed on the Protected Open Space.

3665. Any proposed open space, unless conveyed to the Town or its Conservation Commission, shall be subject to a recorded restriction enforceable by the Town, providing that such land shall be perpetually kept in an open state, that it shall be preserved for exclusively agricultural, horticultural, educational or recreational purposes, and that it shall be maintained in a manner which will ensure its suitability for its intended purposes.

3670. Buffer Areas. All dwellings and structures shall be located a minimum of 50 feet from adjacent properties, and 100 feet from adjacent surface waters or wetlands. Buffer areas shall be retained in their natural vegetative state to the maximum extent feasible, in accordance with G.L.

c. 131, s. 40, the Wetlands Protection Act, except where adjacent to agriculturally used property.

3680. Decision. The Planning Board may approve, approve with conditions, or deny a Site Plan Review application for a Conservation Subdivision, based on the requirements of Section 5400 and this Section 3600.

3690. Relation to Other Requirements. The submittals and permits of this section shall be in addition to any other requirements of the Subdivision Control Law² or any other provisions of this Zoning By-Law.

⁹Editor's Note: See MGL c. 41, §§ 81K to 81GG.

3700. ENVIRONMENTAL REGULATIONS.

3710. Disturbances. No use shall be allowed if it will cause sound, noise, vibration, odor or flashing (except for warning devices, temporary construction, or maintenance work, parades, recreational or agricultural activities, or other special circumstances) perceptible without instruments more than 200 feet from the boundaries of the originating premises if in a non- Residential district, or more than 40 feet from the boundaries of the originating premises if in a Residential District, unless otherwise specified herein. However, the Board of Appeals may grant a special permit for an exception for activities not meeting these standards, in cases where the Board determines that no objectionable conditions are thereby created for the use of other affected properties.

3720. Erosion Control. Site design, materials, and construction processes shall be designed to avoid erosion damage, sedimentation, or uncontrolled surface water runoff by conformance with the following:

3721. Grading or construction which will result in final slopes of 15% or greater on 50% or more of lot area, or on 30,000 square feet or more on a single lot, even if less than half the lot area, shall be allowed only under special permit from the Planning Board, which shall be granted only upon demonstration that adequate provisions have been made to protect against erosion, soil instability, uncontrolled surface water runoff, or other environmental degradation. Applications and plans for such special permits shall be referred to the Conservation Commission for its advisory review.

3722. All such slopes exceeding 15% which result from site grading or construction activities shall either be covered with topsoil to a depth of 4 inches and planted with vegetative cover sufficient to prevent erosion or be retained by a wall constructed of masonry, reinforced concrete or geotextiles including gabion walls.

3723. No area or areas totaling 2 acres or more on any parcel or contiguous parcels in the same ownership shall have existing vegetation clear-stripped or be filled 6 inches or more so as to destroy existing vegetation unless in conjunction with agricultural activity, or unless necessarily incidental to construction on the premises under a currently valid building permit, or unless within streets which are either public or designated on an approved subdivision plan, or unless a special permit is approved by the Planning Board on condition that runoff will be controlled, erosion avoided, and either a constructed surface or cover vegetation will be provided not later than the first full spring season immediately following completion of the stripping operation. No stripped area or areas which are allowed by special permit shall remain through the winter without a temporary cover of winter rye or similar plant material being provided for soil control, except in the case of agricultural activity where such temporary cover would be infeasible.

3724. The Building Commissioner may require the submission of all information from the building permit applicant or the landowner, in addition to that otherwise specified herein, necessary to ensure compliance with these requirements, including, if necessary, elevations of the subject property, description of vegetative cover, and the nature of impoundment basins proposed, if any.

3725. In granting a special permit under Sections 3400, 3800, or 5300, the Planning Board may require a performance bond to ensure compliance with the requirements of this Section.

3726. Hillside areas, except naturally occurring ledge or bedrock outcroppings or ledge cuts, shall be retained with vegetative cover as follows:

Average percentage slope	Minimum percentage of land to remain in vegetation
10.0 - 14.9	25
15.0 - 19.9	40
20.0 - 24.9	55
25.0 - 29.9	70
30.0 and above	85

3800. SOLAR ENERGY SYSTEMS.

[Added 4-25-2011 ATM, Art. 8; amended 6-12-2021 ATM by Art. 21; 10-4-2021 STM by Art. 12]

3810. Purpose. The purpose of this bylaw is to facilitate the creation or expansion of Solar Energy Systems by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on environmental, scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations.

3820. Definitions. The words and phrases below shall be defined, for purposes of this bylaw, Section 3800, as follows:

Active Solar Energy System: Systems that convert the sun’s energy to electricity or heat, including: photovoltaic solar technology, which directly converts sunlight into electricity using panels made of semiconductor cells; and solar thermal technology, which captures the sun’s heat.

As-of-Right Siting - As-of-right siting shall mean that development requires a Building Permit, but may proceed without the need for a special permit, variance, amendment, waiver, or other discretionary approval. As-of-right development may be subject to Site Plan Review to determine conformance with the provisions hereof and with the provisions of the Deerfield Zoning Bylaw, as may be applicable. As-of-right siting of Small- Scale Ground-Mounted Energy Systems, Small-Scale Roof-Mounted Systems, Passive Solar Energy Systems, Solar Canopies and Municipal Solar Energy Systems shall be permitted where specified by the Use

Regulation Schedule, Section 2230. Medium- and Large-Scale Roof-Mounted Solar Energy Systems are allowed by right, subject to the provisions of Sections 3870-3890.

Large-Scale Ground-Mounted Solar Energy System: An Active Ground-Mounted Solar Energy System that occupies more than 5 acres of surface area. Large solar energy systems are utility- scale solar energy conversion systems with many ground-mounted solar arrays in rows, and associated control or conversion electronics or energy storage components that produce utility power to offsite customers.

Medium-Scale Ground-Mounted Solar Energy System: An Active Ground-Mounted Solar Energy System that occupies more than 1,000 square feet of surface area, but no more than 5 acres of surface area. Medium solar energy systems are defined as private on-site or utility- scale solar energy conversion systems with many ground-mounted solar arrays in rows, and associated control or conversion electronics or energy storage components that produce utility power to onsite and offsite customers.

Medium- and Large-Scale Roof-Mounted Solar Energy System: An Active Roof-Mounted Solar Energy System that occupies more than 1,000 square feet of surface area.

Municipal Solar Energy System: A solar energy system that is owned by, or located on land owned by, the municipality.

Passive Solar Energy System: A solar energy system that captures solar light or heat without transforming it to another form of energy or transferring the energy via a heat exchanger.

Roof-Mounted Solar Energy System: An Active Solar Energy System that is structurally mounted to the roof of a building or structure; may be of any size (small-, medium- or large- scale).

Small-Scale Ground-Mounted Solar Energy System: single residential or small business-scale solar energy conversion systems consisting of ground-mounted solar arrays, or other solar energy fixtures, and associated control or conversion electronics or energy storage components, occupying no more than 1,000 square feet of surface area.

Solar Canopies: Elevated structures that host solar panels and provide shade. These overhead solar panel installations are typically installed in parking lots or other paved areas.

3830. General Requirements.

3831. **Compliance with Laws, Bylaws, and Regulations.** The construction and operation of all Solar Energy Systems shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part thereof shall be constructed in accordance with the Massachusetts State Building Code (See MGL c. 143, § 1 et seq.).

3832. **Building Permit and Building Inspection.** No Solar Energy System shall be constructed, installed or modified as provided in this Section 3800 without first obtaining a building permit.

3833. **Fees.** All Solar Energy Systems shall be permitted only upon payment of the fee(s) required for the issuance of a building permit and as required in connection with Site Plan Review or the issuance of a Special Permit hereunder.

3834. **Independent Consultants.** Upon submission of an application for Site Plan Review and/or a Special Permit, the Planning Board is authorized to engage outside consultants to peer review the application, pursuant to G.L. c. 44, § 53G, whose services shall be paid for by the applicant.

3835. **Permit Granting Authority.** The Planning Board shall serve as Site Plan Review Authority and Special Permit Granting Authority under this Section 3800.

3836. **Specified Solar Systems Permitted As of Right.** As specified in the Use Regulation Schedule, Section 2230, Small-Scale Ground-Mounted Solar Energy Systems, Roof-Mounted Solar Energy Systems, Municipal Solar Energy Systems, Solar Canopies and Passive Solar Energy Systems shall be permitted as of right.

3837. **Site Location of Solar Energy Systems.** Utility scale Solar Energy Systems are encouraged to locate on existing building rooftops, rather than on ground-mounted locations. Ground-Mounted systems shall minimize impacts on forestland, farmland in active production, and prime farmland soils.

3840. Site Plan Review. Medium-Scale and Large-Scale Ground-Mounted Solar Energy Systems shall undergo Site Plan Review by the Planning Board, in accordance with Section 5400, prior to construction, installation or modification thereof, and shall further meet the requirements of this Section 3800.

3841. General. All plans and maps shall be prepared, stamped and signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts.

3842. Required Documents. The project applicant shall provide the following documents in addition to or in coordination with those required under Section 5400.

- a. Site Plan. A Site Plan showing:
 - (i) Property lines and physical features, including roads and topography, for the project site.
 - (ii) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, fencing, screening vegetation and structures, including their height.
 - (iii) Locations of wetlands and Priority Habitat Areas as defined by the Natural Heritage & Endangered Species Program (NHESP).
 - (iv) Locations of floodplains or inundation areas for moderate or high hazard dams.
 - (v) Locations of local or National Historic Districts.
 - (vi) Water provision, including fire protection measures.
 - (vii) Stormwater drainage, including means of ultimate disposal and calculations, in compliance with the Town's Stormwater Bylaw, being Chapter 155 of the Deerfield General Bylaws, and any regulations adopted pursuant thereto.
 - (viii) Existing trees 10" caliper or better and existing tree/shrub masses; proposed planting, landscaping, and screening.
 - (ix) Identification of the site of the proposed installation by street address, if any, and the name(s) of the street(s) and way(s) nearest thereto.
 - (x) Map and lot number(s) for the site, available from the Assessor's office.
 - (xi) Zoning district designation(s) for the parcel(s) of land comprising the project site.
- b. Blueprints. Blueprints or drawings of the installation signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts, showing:
 - (i) The proposed layout of the system and any potential shading from nearby structures.
 - (ii) One- or three-line electrical diagram detailing the Solar Energy System, associated components, and electrical interconnection methods, with all Massachusetts and National Electrical Code compliant disconnects and overcurrent devices.

- c. General Documentation. The following information shall also be provided:
- (i) A list of any hazardous materials proposed to be located on the site in excess of household quantities and a plan to prevent their release to the environment as appropriate.
 - (ii) Documentation of the major system components to be used, including the electric generating components, transmission systems, mounting system, inverter, etc.
 - (iii) Name, address, and contact information for proposed system installer.
 - (iv) Name, address, phone number and signature of the project applicant, as well as all co-applicants or property owners, if any.
 - (v) The name, contact information and signature of any agents representing the project applicant.
 - (vi) Certified list of abutters.
 - (vii) Any and all presentation board(s) and/or full-sized plan(s) utilized by the applicant at meeting(s) of the Site Plan Review Authority, provided in a format no larger than 24" x 36".
- d. Site Control. The project applicant shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed Solar Energy System.
- e. Operation and Maintenance Plan. The project applicant shall submit a plan for the operation and maintenance of the Solar Energy System, which shall include measures for maintaining safe access to the installation, stormwater management (consistent with DEP's Stormwater Regulations and the Town of Deerfield's Stormwater Regulations (11) and vegetation controls, as well as general procedures for operational maintenance of the installation.
- f. Insurance. The project applicant shall provide proof of liability insurance in an amount sufficient to cover loss or damage to person(s) and structure(s) occasioned by the construction, use or failure of the Solar Energy System.
- g. Financial Surety. Applicants for Medium-Scale and Large-Scale Ground-Mounted Solar Energy Systems shall provide a form of surety, either through an escrow account, bond or otherwise, to cover the cost of removal in the event the Town must remove the installation and remediate the site to its natural preexisting condition, in an amount and form determined to be reasonable by the Site Plan Review Authority, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein. The project applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.
- h. Utility Notification. No Medium-Scale and Large-Scale Ground-Mounted Solar Energy Systems shall be constructed until evidence has been given that the utility company that operates the electrical grid where the installation is to be located has permitted the energy system. Off-grid systems shall be exempt from this requirement.

- i. Landscape Plan. The Project proponent shall submit a native flowering planting plan that support pollinators to be located under the proposed PV array and the perimeter around the array to increase pollinator habitat. Applicant will also provide a Maintenance Plan to maintain the pollinator habitat.

3843. Conditions. In addition to those considerations specified in Section 5460, Medium- Scale and Large-Scale Ground-Mounted Solar Energy Systems shall be designed so as to:

- a. minimize visual impacts through proper lighting, landscaping and screening of the Solar Energy System and appurtenant structure(s), if any;
- b. minimize environmental impacts by avoiding land clearing and fragmentation of open space, preserving natural habitat and limiting the use of and providing for the containment of hazardous materials, and by satisfying applicable noise standards;
- c. minimize safety impacts through compliance with applicable dimensional requirements, design of the site so as to prevent unauthorized access and development of an emergency response plan; and
- d. ensure compliance with all applicable local, state and federal statutes, regulations, codes, bylaws, rules and standards.

3850. Special Permit. Where required by Section 2230 Use Regulations, a special permit may be granted by the Planning Board for the construction, installation or modification of a Large- Scale Solar Energy Systems, in accordance with Section 5300.

3851. Consolidation with Site Plan Review. Consistent with Section 5400, the Planning Board, as both the Site Plan Review Authority and the Special Permit Granting Authority, shall consolidate site plan review into the special permit procedures required hereunder, and the timetable for decision shall conform thereto.

3852. Criteria. A Special Permit may be granted upon written determination by the Planning Board that the benefits of the proposed use outweigh its detrimental impacts on the Town and the neighborhood, in view of the particular characteristics of the site and of the proposal in relation to that site. In addition to the criteria specified in Section 5320 or elsewhere in the Deerfield Zoning Bylaw, such determination shall include consideration of the following:

- a. the use is in harmony with the purpose and intent of this Section 3800;
- b. the use will be sited, designed and operated in a manner that appropriately addresses the impacts to the neighborhood and the community, including visual impacts, environmental impacts and impacts to public health, safety and welfare;
- c. no nuisance is expected to be created by the use;
- d. adequate and appropriate facilities will be provided for the proper operation of the Solar Energy System; and

- e. the use minimizes impacts on forestland, prime farmland soils, and farmland in active production.

3860. Dimensional Requirements. The following tables of dimensional requirements shall apply to solar energy systems, and shall supersede dimensional requirements in Section 2320, only for solar energy systems. All other dimensional requirements in Section 2320 not noted in the tables below shall remain in effect.

Table of Dimensional Requirements for Medium-Scale and Large-Scale Ground-Mounted Solar Energy Systems

Dimensional Requirement	RA	CVRD	C-I	C-II	I	PI	EPD
FRONT SETBACK (feet)	50	50	50	50	40	50	50
REAR YARD (feet)	50	50	50	50	25	50	50
SIDE YARD (feet)	50	50	50	50	25	50	50
PERIMETER SETBACK (feet)	—	—	—	—		—	25
MAXIMUM HEIGHT (feet)	15	15	15	15	15	15	15

Table of Dimensional Requirements for Small-Scale Ground-Mounted Solar Energy Systems

Dimensional Requirement	RA	CVRD	C-I	C-II	I	PI	EPD
FRONT SETBACK (feet)	30	30	20	50	40	50	—
REAR YARD (feet)	10	10	10	25	25	25	—
SIDE YARD (feet)	10	10	10	25	25	25	—
MAXIMUM HEIGHT (feet)	15	15	15	15	15	15	15

Table of Dimensional Requirements for Roof-Mounted Solar Energy Systems

Dimensional Requirement	RA	CVRD	C-I	C-II	I	PI	EPD
FRONT SETBACK (feet)	—	—	—	—	—	—	—
REAR YARD (feet)	—	—	—	—	—	—	—
SIDE YARD (feet)	—	—	—	—	—	—	—
MAXIMUM HEIGHT (feet, measured from the ground)	37	39	39	39	39	39	52

3861. Dimensional Requirements for Appurtenant Structures. All appurtenant structures to Medium-Scale and Large-Scale Solar Energy Systems shall be subject to all applicable regulations concerning lot area, parking, and building coverage, as per the Deerfield Zoning Bylaw. All such appurtenant structures, including but not limited to equipment shelters, storage facilities, transformers, substations, batteries and other electrical storage, shall be architecturally compatible with each other. All appurtenant structures shall be screened from view by vegetation and/or joined or clustered to avoid adverse visual impacts.

3862. Exemption from Lot Coverage Requirements. Small-Scale Solar Energy Systems shall be exempt for the Maximum Lot Coverage requirements in Section 2320. Table of Dimensional Requirements.

3870. Design and Performance Standards. The following standards shall apply to Medium- and Large-Scale Ground-Mounted Solar Energy Systems and Medium- and Large-Scale Roof- Mounted Solar Energy Systems:

3871. Lighting. Lighting of Solar Energy Systems and appurtenant structures shall be consistent with the Deerfield Zoning Bylaw, and all other applicable local, state and federal laws. Lighting of

the installation, including appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be shielded from abutting properties. All lighting shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

3872. Signage. Signs on all Medium-Scale and Large-Scale Solar Energy Systems shall comply with Section 3200 of the Deerfield Zoning Bylaw. Sufficient signage shall be provided, in accordance with said Section, to identify the owner of the facility and provide a 24-hour emergency contact phone number. Solar Energy Systems shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of such installation.

3873. Utility Connections. Electrical transformers or other utility interconnections shall be constructed as required by the utility provider and may be above ground if necessary; provided, however, that reasonable efforts shall be made to place all utility connections underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider.

3874. Roads. Access roads shall be constructed to minimize grading, removal of stone walls or street trees and minimize impacts to environmental or historic resources.

3875. Control of Vegetation. Herbicides may not be used to control vegetation at the Solar Energy System. Mowing or the use of pervious pavers or geotextile materials underneath the solar array is a recommended alternative.

3876. Hazardous Materials. If hazardous materials are to be used or generated on site, provision shall be made for the storage thereof in accordance with all requirements of the Department of Environmental Protection (DEP), including but not limited to the storage of hazardous materials in a building with an impervious floor that is not adjacent to any floor drains to prevent discharge to the outdoor environment and for full containment of such materials in the event of a release. An enclosed containment area, designed to contain at least 110% of the volume of the hazardous materials used, generated or stored on the site, may be required.

3877. Noise. Noise generated by Medium-Scale and Large-Scale Solar Energy Systems and associated equipment and machinery shall conform to applicable state and local noise regulations, including the DEP's Division of Air Quality noise regulations, 310 CMR 7.10. A source of sound will be considered in violation of said regulations if the source:

- a. increases the broadband sound level by more than 10 db(A) above ambient; or
- b. produces a "pure tone" condition, when an octave band center frequency sound pressure level exceeds the two (2) adjacent center frequency sound pressure levels by three (3) decibels or more.

Said criteria are measured both at the property line and at the nearest inhabited residence. "Ambient" is defined as the background A-weighted sound level that is exceeded 90% of the time measured during equipment hours, unless established by other means with the consent of the DEP. Noise shall further comply with Section 3700 of the Deerfield Zoning Bylaw.

3878. Landscaping, Screening and Reflections.

- a. Any fencing or other structure(s) erected to prevent unauthorized access to the Solar Energy System, as well as any appurtenant structures, shall be screened using landscaping or other means so as to minimize their visual impact.
- b. Medium-Scale and Large-Scale Solar Energy Systems, including batteries and storage facilities, shall be screened by preserving existing vegetation, or using landscaping or other means, so as to minimize their visual impact along the street frontage, and adjacent to any pre-existing abutting residential or commercial uses.
- c. Medium-Scale and Large-Scale Solar Energy Systems shall be designed and/or oriented to minimize reflections that may cause a nuisance to adjacent residential or commercial uses.

3880. Safety and Environmental Standards. The following standards shall apply to Medium- and Large-scale Ground-Mounted Solar Energy Systems and Medium- and Large-Scale Roof- Mounted Solar Energy Systems:

3881. Emergency Services. The Solar Energy System owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Fire Chief, Building Commissioner, Highway Superintendent, and Emergency Management Director. Upon request the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the Solar Energy System shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.

3882. Access. All Medium-Scale and Large-Scale Solar Energy Systems shall be designed so as to prevent unauthorized access (e.g., by fencing, by locked access).

3883. Land Clearing, Soil Erosion and Habitat Impacts. All Medium-Scale and Large- Scale Solar Energy Systems shall be designed to minimize land clearing and fragmentation of open space areas, and shall be located so as to avoid significant negative impacts on rare or protected species in the vicinity. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the Solar Energy System or as otherwise prescribed by applicable laws or regulations.

3884. Wetlands. All Medium-Scale and Large-Scale Solar Energy Systems shall be located in a manner consistent with applicable state and local wetlands regulations.

3890. Monitoring, Maintenance and Reporting. The following standards shall apply to Medium- and Large- scale Ground-Mounted Solar Energy Systems and Medium- and Large- scale Roof-Mounted Solar Energy Systems:

3891. Solar Energy System Conditions. The Solar Energy System owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief and Emergency Management Director. The owner or operator shall be responsible for the cost of maintaining the Solar Energy System and any access road(s).

3892. Modifications. All material modifications to a Solar Energy System made after issuance of the required building permit shall require approval by the Permit Granting Authority, if applicable.

3893. Commissioning Report. Prior to placement of a solar Energy System into operation, the owner or operator thereof shall submit a commissioning report demonstrating that said Installation has been adequately tested and that it functioned as designed prior to start-up. The report shall be submitted to the Selectboard at least thirty (30) days prior to activation of the facility.

3894. Annual Reporting. The owner or operator of the Solar Energy System shall submit an annual report demonstrating and certifying compliance with the Operation and Maintenance Plan (see Section 3842.c), the requirements of this Section 3800 and the approved site plan, including but not limited to continued control of vegetation, compliance with noise standards, and adequacy of road access. The annual report shall also provide information on the maintenance completed during the course of the year and the amount of electricity generated by the facility. The report shall be submitted to the Selectboard, Planning Board, Fire Chief, Emergency Management Director, Building Commissioner, Board of Health and Conservation Commission (if a wetlands permit was issued) no later than 45 days after the end of the calendar year.

3895. Abandonment or Decommissioning. The following standards shall apply to Medium- and Large-scale Ground-Mounted Solar Energy Systems:

38951. Abandonment. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the Medium-Scale or Large-Scale Ground-Mounted Solar Energy System shall be considered abandoned when it fails to operate for more than one year without the written consent of the Permit Granting Authority. Change of ownership shall be reported to the town.

38952. Removal Requirements. Any Medium-Scale and Large-Scale Ground-Mounted Solar Energy System which has reached the end of its useful life or has been abandoned consistent with Section 38951 shall be removed. The owner or operator shall physically remove the installation no later than 150 days after the date of discontinued operations. The owner or operator shall notify the Planning Board, if applicable, by certified mail, of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

- a. Physical removal of all components of the Solar Energy System, including but not limited to structures, equipment, security barriers, and on-site transmission lines. Associated off-site utility interconnections shall also be removed if no longer needed.
- b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
- c. Restoration of the site to its natural preexisting condition, including stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

38953. Decommissioning by the Town. If the owner or operator of a Medium-Scale and Large-Scale Ground-Mounted Solar Energy System fails to remove such installation in accordance with the requirements of this Section 3895 within 150 days of discontinued operations or abandonment, the Town may enter the property and physically remove the installation at the owner's expense, drawing from the escrow account or upon the bond or other financial surety provided by the applicant pursuant to Section 3842.g.

38954. Financial Surety. For any Medium-Scale and Large-Scale Ground-Mounted Solar Energy System, prior to commencing operation, the applicant shall provide a form of financial surety, through a cash deposit, surety bond, or tripartite agreement (Financial Surety), in an amount determined to be adequate by the Planning Board to cover cost of CSPI removal and site restoration. The following procedures shall be followed:

- a. Decommissioning Cost Estimation. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include an escalator for calculating increased removal costs due to inflation. Salvage for solar panels or for other components of the installation may be included at the sole discretion of the Planning Board.
- b. The Financial Surety shall be maintained by the developer for the lifespan of the facility, with annual certification notices from the surety company or bank for surety bonds submitted to the Planning Board. Such surety is not required for municipal facilities.
- c. A cash deposit [of a minimum amount of \$100,000 per MW (DC) of installed system capacity] shall be held by the Town Treasurer pursuant to M.G.L. Chapter 44, Section 53 ½

3900. ACCESSORY APARTMENTS

3910. Purpose. The purpose of the Accessory Apartment bylaw is to:

1. Provide homeowners with a means of obtaining, through tenants in Accessory Apartments, rental income, companionship, security, and services, and thereby to enable them to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave.
2. Make rental housing units available to households who might otherwise have difficulty finding homes within the town, and to meet the needs of smaller households, both young and old.
3. Protect stability, property values, and the residential character of a neighborhood by ensuring that Accessory Apartments are installed only in owner-occupied houses and under such additional conditions as may be appropriate to further the purposes of this bylaw.

3920. Definitions. The words and phrases below shall be defined, for purposes of this bylaw, Section 3900, as follows:

Accessory Dwelling Unit or Accessory Apartment: a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in floor area than 900 square feet, excluding unfinished attic and basement, garage and porch; and (iii) is subject to such additional restrictions as may be imposed herein. In no case will the ADU be larger than the principal dwelling.

Building, Attached: A building having any portion of one or more walls in common with an adjacent building.

Building, Detached: A free standing structure on a permanent foundation with no walls in common with the principal dwelling.

Floor Area: The finished area of above grade floors in a residential structure, excluding unfinished areas with ceiling heights less than seven (7) feet and attics, unfinished areas of unheated space and attached or detached garages. As used in these by-laws, the term “finished area” shall mean the heated enclosed area within a Dwelling Unit that is suitable for year-round use, embodying walls, floors, and ceilings that are similar to the rest of the area within the Dwelling Unit.

Principal dwelling: A building providing the principal residential use for the lot on which it is located. For residentially zoned lots, such a building would be a dwelling.

3930. Accessory Apartment Standards

3931. Owner Occupied dwellings with Accessory Apartments Allowed By Right.

Accessory Apartments that are contained within the existing structure of the primary single-family dwelling unit shall be allowed by-right.

3932. Accessory Apartments Allowed by Special Permit.

The Planning Board may authorize a Special Permit for the following:

1. Accessory Apartments that are attached to the existing primary single-family dwelling unit, but that require structural modifications larger than the existing footprint of the primary single-family dwelling unit, in all districts.
2. Accessory Apartments in a detached structure on a permanent foundation on the same lot as a primary single-family dwelling unit.

3933. All Accessory Apartments allowed by Special Permit must meet the standards in Sections 3934-3940.

3934. Standards for All Accessory Apartments. Any Accessory Apartment in an owner-occupied, single-family dwelling, whether allowed by-right or by Special Permit, shall meet the following standards and criteria:

1. The apartment will be a complete, separate housekeeping unit that functions as a separate unit from the original unit.
2. Only one apartment will be created on a single-family lot.
3. When expansion of the principal dwelling is required to accommodate the Accessory Apartment, the principal dwelling and addition must comply with set back and maximum lot coverage requirements for its district. Accessory Apartments in detached structures (new or existing) must comply with set back and maximum lot coverage requirements for its district.
4. In a residence with an Accessory Apartment, only one unit can be rented.
5. The Accessory Apartment shall be designed so that the appearance of the building remains that of a one-family residence as much as feasibly possible. The Accessory Apartment shall

maintain a separate entrance, which shall be located on the side or rear of the building, or shall be combined into single front entryway, leading to an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress. Any exterior changes made must conform with the single-family character of the neighborhood.

6. An Accessory Apartment addition to the original building is permitted provided that the addition does not increase the floor area or volume of the original building by more than 900 square feet, (excluding unfinished attic and basement, garage, and porch). The Accessory Apartment, whether within a single-family dwelling or in a detached structure, shall be clearly a subordinate part of the principal-family dwelling.
7. The Accessory Apartment shall have no more than 2 bedrooms.
8. At least three off-street parking spaces are required, for use by the owner-occupant(s) and renters. Parking spaces shall be located to the side or the rear of the structure, to the extent feasible. No parking within side or rear setbacks.
9. For dwellings to be served by on-site septic system, the owner must obtain written approval from the Board of Health before a building permit can be obtained. This is to ensure that the existing sewage disposal system is adequate for the proposed Accessory Apartment.
10. The construction of any Accessory Apartment must be in conformity with the State Building Code requirements.).
11. The Accessory Apartment is not to be used for short term rentals (rentals for less than thirty (30 days).
12. The Building Commissioner shall administer and enforce the provisions of this Section.

3940. Special Permit Application Procedure

3941. Special Permit Procedures. The procedure for the submission and approval of a Special Permit for an Accessory Apartment shall be the same as prescribed in the Section 5300. Special Permits, except it shall include a notarized letter of application from the owner(s) stating that he/she will occupy one of the dwelling units on the premises. A non-refundable fee shall be included with the application for an Accessory Apartment to cover the cost of processing the application and code inspections. The applicant shall also be responsible for the cost of legal notices. As part of the public hearing process, parties of interest, as defined in M.G.L. Chapter 40A, Sec. 11 must be notified.

3942. Accessible Units. To provide for the development of accessible housing units, the Planning Board will allow reasonable deviation from the stated conditions where necessary to install features that facilitate access and mobility, for example, in the creation of a separate entrance.

3950. Transfer of Ownership of a Principal Dwelling with an Accessory Apartment Approved by Special Permit

When a property with an Accessory Apartment is sold, the new owner(s), if they wish to continue operations of the Accessory Apartment, they must, within thirty (30) days of the sale, submit a notarized letter to the Building Commissioner stating that they wish to continue to exercise the permit in compliance with this bylaw. This statement shall be listed as a condition on any Permits which are issued under this Section. Notarized letters must be recorded in the Franklin County Registry of Deeds, with documentation of the recording provided to the Building Commissioner, prior to occupancy of the Accessory Apartment.

3960. Termination of Accessory Apartment Use.

1. The Accessory Apartment unit use shall terminate immediately upon any violation of any term or condition of this bylaw that the owner fails to cure, upon thirty (30) days written notice from the date the notice is mailed to the applicant/owner and to the occupants at the dwelling address by certified mail, return receipt requested.
2. Duty of Owner Upon Termination:
 - i. The owner shall discontinue the use of the Accessory Apartment as a separate dwelling unit.
 - ii. The kitchen facilities of the Accessory Apartment shall be removed unless determined by the Building Commissioner to be incidental and subordinate as an accessory use of the principal dwelling.

ARTICLE IV. SPECIAL REGULATIONS.**4100. PLANNED INDUSTRIAL DISTRICT.**

4110. Purpose. The purpose of the Planned Industrial District is to promote the economic development of the Town by providing a park-like setting for the development of industry; to provide a healthful and aesthetic operating environment for industry; to reduce to a minimum the impact of industry on the environment and on surrounding non-industrial land uses; and to promote the health, safety, comfort and welfare of the residents of Town of Deerfield.

4120. Establishment of District. The Planned Industrial District is shown on the Official Deerfield Zoning Map. Such map is part of this Zoning By-Law and is on file in the office of the Town Clerk.

4130. Special Rules within the Planned Industrial District. Within the Planned Industrial District, the following special rules will apply:

4131. All cinders, dust, fumes, gases and electromagnetic interference shall be effectively confined to the premises.

4132. No noise, vibration or flashing shall be perceptible above ambient levels without instruments at any point more than one hundred feet from the premises onto property in the

RA District, or four hundred feet onto property in the Planned Industrial District.

4133. The Planning Board, upon the issuance of a special permit, may waive otherwise applicable setback, yard, and landscaping requirements for lots serviced by railroad sidings.

4140. Landscaping requirements. Fifty percent (50%) of the specified building setback distances abutting the property line shall be landscaped and maintained together with any abutting landscaping. Parking shall be landscaped or fenced so as to interrupt or screen said areas from streets and adjacent properties. Trucking, loading, refuse collection, and storage areas shall be screened from streets and adjacent properties. Buildings shall be screened to the extent possible, particularly where adjacent to residential uses.

4150. Signs. See Section 3200. SIGNS.

4200. WATERSHED PROTECTION DISTRICTS.

4210. Purpose. The purpose of the Watershed Protection Districts is to promote the health, safety, and general welfare of the community by ensuring an adequate quality and quantity of drinking water for the residents, institutions, and businesses; to preserve and protect existing and potential sources of drinking water supplies; to conserve the natural resources of the Town; and to prevent temporary and permanent contamination of the environment.

4220. Definitions. For the purposes of this Article, the following words and phrases shall be defined as follows. References to statutes and regulations shall be deemed a reference to such law or regulation as of the effective date of this by-law, as may be amended:

Automobile graveyards and junkyards - An establishment or place of business which is used, maintained, or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts, as defined in G.L. c. 140B, s. 1.

Commercial fertilizers - Any substance containing one or more recognized plant nutrients which is used for its plant nutrient content and which is designed for use, or claimed to have value in promoting plant growth, except unmanipulated animal and vegetable manures, marl, lime, limestone, wood ashes, and gypsum, as defined in G.L. c. 128, s. 64.

De-icing chemicals - Sodium chloride, chemically treated abrasives, or other chemicals used for snow and ice removal.

Earth Removal - The removal or relocation of geologic materials such as topsoil, sand, gravel, metallic ores, or bedrock.

Hazardous Material - Any substance or mixture of physical, chemical, or infectious characteristics posing a significant, actual or potential hazard to water supplies or other hazards to human health if such substance or mixture were discharged to land or water. Hazardous materials include, without limitation, synthetic organic chemicals, petroleum products, heavy metals, radioactive or infectious wastes, acids and alkalis, and all substances defined as toxic or hazardous under G.L. c. 21C and 21E and 310 CMR 30.00, and also include such products as solvents and thinners in quantities greater than normal household use.

Impervious surface - Material or structure on, above, or below the ground that does not allow precipitation to penetrate directly into the soil.

Landfills and open dumps - A facility or part of a facility for solid waste disposal (excluding transfer facilities) established in accordance with the provisions of 310 CMR 19.006.

Sanitary Wastewater - Any water-carried putrescible waste resulting from the discharge of water closets, laundry tubs, washing machines, sinks, showers, dishwashers, or any other source.

Soil conditioner - Any manipulated substance or mixture of substances whose primary function is to modify the physical structure of soils so as to favorably influence plant growth, except unmanipulated animal and vegetable manures, marl, lime, limestone, wood ashes, and gypsum, as defined in G.L. c. 128, s. 64.

Storage or landfilling of sludge and septage - Use of land to store sludge or septage as those terms are defined in 310 CMR 32.00.

Wastewater treatment works - Any and all devices, processes and properties, real or personal, used in the collection, pumping, transmission, storage, treatment, disposal, recycling, reclamation, or reuse of waterborne pollutants, but not including any works receiving a hazardous waste from off the site of the works for the purpose of treatment, storage or disposal, all as defined and regulated by 314 CMR 5.00.

Watershed Protection District - The area necessary for the protection of groundwater constituting water supply for the Deerfield Fire District.

4230. Establishment of Districts. The Watershed Protection Districts are described on a map entitled Town of Deerfield Official Zoning Map. All maps are hereby made a part of this Zoning By-Law and are on file in the office of the Town Clerk.

4240. Use Regulations. The Watershed Protection Districts are overlay districts superimposed over the underlying districts set forth in this Zoning By-Law. Within a Watershed Protection District, the requirements of the underlying district continue to apply, except where the requirements of the Watershed Protection District are more stringent.

1. PRINCIPAL USES	
(a) Manufacture, use, storage, transport, or disposal of hazardous materials as a principal activity	N
(b) Landfills and open dumps	N
(c) Automobile graveyards and junkyards	N
(d) Wastewater treatment works for non-sanitary wastewaters that are subject to 314 CMR 5.00, including privately owned facilities, except the following: (1) replacement or repair of existing system(s) that will not result in a design capacity greater than the design capacity of the existing system(s)	N
(e) Wastewater treatment works for sanitary wastewaters that are subject to 314 CMR 5.00, including privately owned facilities	SP
(f) Landfilling of sludge and septage	N
(g) Storage of sludge and septage	SP

(h) Road salt stockpile or storage of other de-icing chemicals in the following manner: (1) outside a structure (2) within a structure designed to prevent the generation and escape of contaminated runoff or leachate	N SP
(i) Gasoline station, motor vehicle repair or body shop, marine repair shop, car wash	N
(j) Earth removal, in accordance with Section 4500 of this Zoning By-Law; provided, however, that no earth removal shall take place within 6 feet of historical high groundwater as determined from monitoring wells and historical table fluctuation data compiled by the USGS, except for excavations for building foundations, roads or utility works, unless the substances removed are redeposited within 45 days of removal to achieve a final grading greater than 6 feet above the historical high groundwater mark	SP
(k) Single-family dwelling on a lot with 80,000 square feet or greater	Y
(l) Single family dwelling on a lot less than 80,000 square feet	N
(m) Any building, structure, or use, other than single family dwelling with accessory structures and uses, to be served by on-site wastewater disposal system with a design capacity of greater than 1,500 gallons per day	SP
2. ACCESSORY USES	
(a) Underground storage of hazardous materials, including fuel oil and gasoline	N
(b) Aboveground storage of hazardous materials in quantities greater than associated with normal household use, other than fuel oil for residential heating purposes	SP
(c) Any use generating hazardous wastes in quantities greater than associated with normal household use, except the following: (1) very small quantity generators, as defined by 310 CMR 30.00; (2) household hazardous waste collection centers or events operated pursuant to 310 CMR 30.390; (3) waste oil retention facilities required by G.L. c. 21, s. 52A; (4) treatment works approved by the DEP for treatment of contaminated ground or surface waters	N
(d) Storage of animal manure.	SP
(e) Storage of commercial fertilizers and soil conditioners	SP
3. OTHER USES	
(a) Rendering impervious more than 15 percent of the lot, or 2500 sq. ft., whichever is greater, excluding operations associated with the construction or occupancy of a single-family dwelling	SP
(b) Stockpiling and disposal of snow and ice containing de-icing chemicals if brought in from outside the district	N
(c) Industrial and commercial uses which discharge process wastewater on-site	SP

4250. Special Permit Procedures.

4251. Special Permit Granting Authority. The Special Permit Granting Authority (SPGA) shall be the Planning Board. Such special permit may be granted if the SPGA determines, after consulting with the Deerfield Fire District, that the intent of this Section 4200 as well as the specific criteria herein are met. In making such determination, the SPGA shall give consideration to the simplicity, reliability, and feasibility of the control measures proposed and the degree of threat to groundwater quality which would result if the control measures failed. [Amended 4-29-2002 ATM, Art. 33]. The requirements of this section are in addition

to the requirements of Section 5300. Special Permits as applicable.

4252. Review by Other Boards and Officials. Whenever an application for a special permit is filed with the Planning Board under this Section 4200 and Section 5300, said board shall transmit within six working days of the filing of the completed application, copies of the application, accompanying site plan, and other documentation, to the Board of Health, Conservation Commission, Building Inspector, Director of Public Works, Deerfield Fire District and Fire Chief for their consideration, review, and report. The copies necessary to fulfill this requirement shall be furnished by the applicant. An application shall not be deemed complete until all copies of required information and documentation have been filed with the Planning Board. The Planning Board shall notify applicants by registered mail, within 14 days of submittal, of incomplete application status, and the applicant shall have 14 days from the mailing of such notice to complete an application. Failure to complete an application within such time shall result in a return of all materials to the applicant, without prejudice. Reports from other boards and officials shall be submitted to the Planning Board by the date of the Public Hearing, but in any case within thirty-five (35) days of receipt of the reviewing party of all of the required materials; failure of these reviewing parties to make recommendations after having received copies of all such required materials shall be deemed a lack of opposition thereto. In the event that the Public Hearing by the Planning Board is held prior to the expiration of the 35 day period, the Planning Board shall continue the Public Hearing to permit the formal submission of reports and recommendations within that 35 day period. The Decision/Findings of the Planning Board shall contain, in writing, an explanation for any departures from the recommendations of any reviewing party. **[Amended 4-29-2002 ATM, Art. 34]**

4253. Applicability. Any special permit required under this Section 4200 shall be in addition to, and separate from, any other special permit required under this By-Law.

4254. Submittals. All applications for special permits shall contain the information listed below, unless waived or modified by the SPGA, with reasons therefor.

- 1 A site plan, submitted on 24-inch by 36-inch sheets, on a minimum scale of one inch (1") equals 40 feet, and prepared by a Registered Professional Engineer and Registered Land Surveyor. Site plans submitted under this section shall also include the following:
 - (1) All property lines;
 - (2) All adjacent public streets;
 - (3) All existing and proposed buildings, structures, parking areas, and service areas;
 - (4) All facilities for sewage, refuse, and other waste disposal;
 - (5) Facilities for surface water drainage, both temporary and permanent;
 - (6) Future expansion area.
- 2 A narrative statement detailing all of the information set forth below, if applicable:
 - (1) A complete list of all chemicals, pesticides, fuels, or other potentially hazardous materials, including but not limited to road salt or de-icing chemicals, manure, and

fertilizers or soil conditioners, to be used or stored on the premises in quantities greater than associated with normal household use, accompanied by a description of the measures proposed to protect all storage containers from vandalism, corrosion, and leakage, and to provide for control of spills.

- (2) A description of all potentially hazardous wastes to be generated in quantities greater than associated with normal household use, accompanied by a description of the measures proposed to protect all waste storage containers from vandalism, corrosion, and leakage, and to provide for control of spills.
- (3) For underground or aboveground storage of hazardous materials, certification by a Registered Professional Engineer that such storage facilities or containers are: (i) in compliance with all applicable federal or state regulations, (ii) in compliance with design specifications, as prepared by a Registered Professional Engineer, and (iii) are designed with secondary containment adequate to contain a spill the size of the container's total storage capacity plus 10%.
- (4) For any proposed activity on a lot which will render more than 15 percent of the total lot area or more than 2,500 sq. ft. impervious, a system for groundwater recharge must be provided that does not degrade groundwater quality, by stormwater infiltration basins or similar system covered with natural vegetation. Dry wells shall be used only where other methods are infeasible. Such basins and wells shall be preceded by oil, grease and sediment traps to facilitate removal of contaminants.
- (5) For stockpiling or disposal of snow from outside the district, earth removal, storage of sludge or septage, manure storage, treatment works, and/or discharge or process wastewater, a narrative statement, prepared by a Registered Professional Engineer, assessing the impacts, if any, of the proposed activity on groundwater and surface water quality on the premises, adjacent to the premises, and on any wellfield(s) downgradient from the proposed activity or use, accompanied by a description of the measures proposed to protect such wellfields.

4260. Special Permit Criteria. Special permits shall be granted only if the SPGA determines, after reviewing the recommendations of the reviewing parties delineated in Section 4230, that groundwater quality resulting from on-site wastewater disposal or other operations on-site shall not fall below the more restrictive of federal or state standards for drinking water, or, if existing groundwater quality is already below those standards, on-site disposal or operations shall result in no further deterioration.

4270. Decision. The Planning Board may approve, approve with conditions, or deny an application for a special permit that is governed, in any manner, by the provisions of this Section 4200.

4300. FLOOD PLAIN DISTRICT. [Amended 10-22-2020 STM by Art. 6]

Note: Updated to reflect new State and Federal requirements for National Flood Insurance Program. Replaces Section 4300 in Chapter 179.

4301. Purpose. The purpose of the Flood Plain District is to promote the health, safety, and general welfare of the community by protecting life and property from the detrimental effects of

floods; to ensure an adequate quality and quantity of water; to conserve the natural resources of the Town; to prevent temporary and permanent contamination of the environment, to preserve the natural flood control and flood storage characteristics of the floodplain; to avoid the loss or damage to utility services and infrastructure, to eliminate new hazards to emergency response officials, to eliminate or reduce costs associated with the response and cleanup of flooding, and to prevent any alterations to the natural flow of the river.

4302. Definitions. For the purposes of this bylaw, the following definitions apply:

Encroachment - fill, construction of new structures, substantial improvement to existing structures or other development.

Floodplain - areas which would be flooded during the occurrence of the 100-year flood, shown as Zones A, A1-30 on the Flood Insurance Rate Maps.

Riverine Material - stone, rock, gravel, soil or other materials which comprise the river's bed or riverbank.

Substantial Improvement - shall mean any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the building or structure before the improvement or repair is started.

Development - means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

Flood Boundary and Floodway Map - means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps prepared in 1987 and later, the floodway designation is included on the FIRM)

Flood Hazard Boundary Map (FHBM) - An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59]

Floodway - The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code – 2015 International Building Code, Chapter 2, Section 202]

Functionally Dependent Use - means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59 - Also Referenced Standard ASCE 24-14]

Highest Adjacent Grade - means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

Historic Structure - means any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs.
- [US Code of Federal Regulations, Title 44, Part 59]

New Construction. - Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. *New construction includes work determined to be substantial improvement.* [Referenced Standard ASCE 24-14]

Recreational Vehicle - means a vehicle which is:

- a. Built on a single chassis;
 - b. 400 square feet or less when measured at the largest horizontal projection;
 - c. Designed to be self-propelled or permanently towable by a light duty truck; and
 - d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- [US Code of Federal Regulations, Title 44, Part 59]

Regulatory Floodway - see Floodway.

Special Flood Hazard Area - The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code – 2015 International Building Code, Chapter 2, Section 202]

Start of Construction - The date of issuance of a building permit for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the date of the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. For the purposes of establishing the Start of Construction, permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code – 2015 International Building Code, Chapter 2, Section 202]

Structure - means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

Substantial Repair of a Foundation - When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by 9th Edition of the State Building Code]

Variance - means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

Violation - means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in U.S. Code of Federal Regulations, Title 44, Part 60, §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

Zone A - means an area of special flood hazard without water surface elevations determined.

Zone A1-30 and Zone AE - means area of special flood hazard with water surface elevations determined.

Zone AH means areas of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) feet, and with water surface elevations determined.

ZONE AO means area of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) ft. (*Velocity flow may be evident; such flooding is characterized by ponding or sheet flow.*)

ZONE A99 means area of special flood hazard where enough progress has been made on a protective system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. (Flood elevations may not be determined.)

ZONES B, C, and X means areas of minimal or moderate flood hazards or areas of future-conditions flood hazard. (*Zone X replaces Zones B and C on new and revised maps.*)

4303. Establishment of Districts. The Flood Plain District is herein established as an overlay district that includes all special flood hazard areas designated as Zone A, A1-30 on the Deerfield Flood Insurance Rate Map (FIRM) and the Flood Boundary - Floodway Maps, dated July 2, 1980, issued by the Federal Emergency Management Agency for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Town of Deerfield Flood Insurance Study (FIS) report dated January 2, 1980. These maps are on file with the Town Clerk, Planning Board, and Building Inspector and indicate the 1% chance of the regulatory floodplain. All maps are hereby made a part of this Zoning By-Law and are on file in the office of the Town Clerk.

4304. Use Regulations. The Flood Plain District is an overlay district superimposed over the underlying districts set forth in this Zoning By-Law. Within the Flood Plain District, the requirements of the underlying district continue to apply, subject to the additional provisions of Section 4300, which shall take precedence over less restrictive conflicting local bylaws, ordinances or codes. The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.

In addition to any Building Permit or other local, state or federal permits needed, review and approval by the Planning Board is required for all proposed construction or other development in the Floodplain Overlay District. This includes new construction or changes to existing buildings, placement of agricultural facilities (with such review to be consistent with and to the extent permitted by G.L. c. 40A, §3), fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.

4305. Floodway Regulations. In the floodway designated on the Flood Boundary - Floodway Map, all encroachments, including fill, new construction, substantial improvements to existing structures and other developments, are prohibited.

4306. Floodplain Regulations. All development within the Floodplain District, including structural and non-structural activities, whether permitted as a right or by Special Permit must also be in compliance with the Massachusetts River Protection Act and the Massachusetts Wetlands Protection Act, (M.G.L. Ch. 131 s. 40), and with the requirements of the Massachusetts State Building Code pertaining to construction in the Flood Plain. **[Amended 10-4-2021 STM by Art. 9]**

4307. Permitted Uses. The following uses in the Floodplain District of low flood damage potential and causing no obstruction to flood flows shall be permitted provided they do not require structures, fill, or storage of material or equipment:

- a. Agricultural uses such as farming, grazing, and horticulture, and irrigation and maintenance of farmlands.
- b. Forestry uses.
- c. Outdoor recreational uses, including fishing, boating, play areas and foot, bicycle or horse paths.
- d. Conservation of water, plants, and wildlife.
- e. Wildlife management areas.
- f. Municipal or civic uses, including water or wastewater treatment facilities.

4308. Prohibited Uses.

- a. No dumping or filling in the river is permitted. Maintenance of the riverbank may be done under requirements of MGL Ch. 131s 40, and any other applicable laws, by-laws, and regulations, and must be done using natural riverbank best management practices. Agricultural uses may restore flooded fields to pre-storm conditions.

- b. No impoundments, dams, or other water obstructions may be located within the District.
 - c. Commercial or industrial uses are prohibited in the district.
 - d. Dumping of trash, garbage or other materials on or near the riverbank is prohibited.
 - e. Construction of any kind on slopes of greater than 25% within the district is prohibited.
 - f. No discharge of pollutants directly to any river or water body is permitted.
 - g. All other uses not specifically permitted or allowed by site plan approval within the overlay zone are prohibited.
4309. Uses by Special Permit.
- a. No structure or building in the Floodplain District, including agricultural structures such as barns, shall be erected, constructed, substantially improved, reconstructed, or otherwise created or moved; no earth or other materials dumped, filled, excavated, or transferred, unless a Special Permit is granted by the Planning Board. Notwithstanding the foregoing, any agricultural structure or accessory structure used for agricultural purposes which is erected, constructed or substantially improved in accordance with FEMA Policy #104-008-03, as may be amended, shall be permitted by right.
 - b. The following uses may be allowed by Special Permit in accordance with the Special Permit regulations of this Zoning By-Law, and additional restriction and criteria contained herein:
 - i. Single and two family residences.
 - ii. Residential accessory uses including garages, driveways, private roads, utility rights-of-way and on-site waste-water disposal systems.
 - iii. Enlargement or alteration of an existing structure, provided that the addition is no more than 25% larger than the footprint of the structure that existed at the time of the adoption of this bylaw.
 - iv. Moving of riverine materials to protect municipal infrastructure.
 - v. Parking or storage of vehicles, trailers or equipment within 200 feet of the riverbank. In A1-30, AH, AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.
4310. Special Permit Procedures.
- a. The Planning Board shall be the Special Permit Granting Authority for the Floodplain District.

- b. The following Special Permit requirements apply in the Floodplain District.
- i. With Zone A 1-30, where base flood elevation is not provided on the FIRM, the applicant shall obtain any existing base flood elevation data. These data will be reviewed by the Building Inspector for their reasonable utilization toward meeting the elevation or flood proofing requirements, as appropriate, of the State Building Code.
 - ii. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 - iii. The proposed use shall comply in all respects to the provisions of the underlying District in which the land is located.
 - iv. The Board may specify such additional requirements and conditions as it finds necessary to protect the health, safety and welfare of the public and the occupants of the proposed use.
 - v. Within 10 days of the receipt of the application the Board shall transmit one copy of the development plan to the Conservation Commission, Board of Health and Building Inspector. Final action shall not be taken until reports have been received from the above Boards or until thirty-five (35) days have elapsed.
 - vi. On-site wastewater disposal systems shall be located as far from rivers or water bodies as is feasible.
- c. In addition to the provisions of Section 4310a., in order to issue a Special Permit, the Planning Board must find that the proposed use is compliant with the following provisions:
- i. In the Floodplain District, proposed uses must:
 1. Not create increased flood hazards which are detrimental to the public health, safety and welfare;
 2. Comply in all respects with the provisions of the underlying District or Districts within which the land is located;
 3. Comply with all applicable State and Federal laws, including the Massachusetts Wetlands Protection Act (MGL Ch. 131 s40) and the Massachusetts State Building Code, including:
 - a. The structural systems of all buildings or structures shall be designed, connected and anchored to resist floatation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the base flood elevation.

4. Be situated in a portion of the site that will conserve riverfront vegetation and maximize open space retention;
5. Be integrated into the existing landscape through features such as vegetative buffers and through retention of the natural shorelines;
6. Not result in water pollution, erosion or sedimentation;
7. Minimize obstruction of scenic views from publicly accessible locations;
8. Preserve unique natural and historical features;
9. Minimize tree, vegetation and soil removal and grade changes.

4311. Nonconforming Uses.

- a. Any lawful use, building, structures, premises, land or parts thereof existing at the effective date of this By-Law or amendments thereof and not in conformance with the provisions of this By-Law shall be considered to be a nonconforming use.
- b. Any existing use or structure may continue and may be maintained, repaired, and improved, but in no event made larger.
- c. Any nonconforming structure which is destroyed should be rebuilt if possible outside the flood-hazard zone. If that is not possible, it may be rebuilt on the same location but no larger than its overall original square footage and should incorporate flood mitigation measure to prevent future flooding damage.

4312. Designation of a community Floodplain Administrator. The Town of Deerfield hereby designates the position of the Town Administrator to be the official Floodplain Administrator for the Town. The duties of the Floodplain Administrator include:

- a. Assist in applying the regulations for development in the Floodplain Overlay District;
- b. Ensuring that permits are applied for when development of any kind is proposed in the Floodplain Overlay District;
- c. Oversight of the application and review process for development in the Floodplain Overlay District;
- d. Coordination with other local departments and municipal officials including the Building Inspector, Highway Department, Planning Board, Zoning Board of Appeals, and Conservation Commission;
- e. Notifying the State NFIP office, FEMA and adjacent communities prior to alteration of a watercourse;
- f. Coordinating compliance issues and enforcement actions such as activities to correct violations of the bylaw working with the appropriate local staff;
- g. Maintaining records of floodplain development, and keeping current and historic FEMA maps available for public inspection; and
- h. Notifying FEMA if the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, within 6 months of such changes by submitting the technical or scientific data that supports the changes to:

FEMA Region I Risk Analysis Branch Chief

And copy of notification to:
Massachusetts NFIP State Coordinator

4313. State Variances to Building Code Floodplain Standards. The Deerfield Floodplain Administrator will request from the State Building Code Appeals Board a written and/or audible copy of the portion of any hearing related to a State Building Code variance granted for a property in the Town of Deerfield, and will maintain this record in the Town's files.

The Floodplain Administrator shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a Town official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for each \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions for the referenced development in the Floodplain Overlay District.

4314. Variances from the Deerfield Zoning Bylaw. Variances related to community compliance with the National Flood Insurance Program (NFIP). An application for a variance from the requirements of the Floodplain Overlay District, requested from the Zoning Board of Appeals, must meet all the requirements set out by State law and this Zoning Bylaw. In addition to those requirements, a variance may only be granted if: 1) good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

4315. Subdivision and Development proposals. All subdivision proposals subject to Deerfield's Subdivision Regulations and other development proposals subject to Site Plan Review or requiring a Special Permit for property in the Floodplain Overlay District shall be reviewed by the Planning Board to assure that the following standards are incorporated:

- a. Such proposals minimize flood damage and, to the maximum extent feasible, locate all structures, roads, utilities and other infrastructure out of the Floodplain Overlay District;
- b. Public utilities and facilities are located and constructed so as to minimize flood damage; and
- c. Adequate drainage is provided.

4316. Base flood elevation data for subdivision proposals. When proposing a subdivision or other development greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to establish base flood elevations for each developable parcel shown on the design plans.

4317. AO and AH Zones Drainage Requirements. Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

4318. Unnumbered A Zones. In A Zones, in the absence of FEMA base flood elevation data and floodway data, the Building Inspector will obtain, review and reasonably utilize base flood

elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A to comply with one or more of the following: elevating residential structures to or above base flood level; flood proofing or elevating nonresidential structures to or above base flood level; and prohibiting encroachments in floodways.

4319. Other Necessary Permits. The proponent must submit documentation that all necessary local, state and federal permits have been received in order to receive approval for the proposed development in the Floodplain Overlay District. Documentation must be submitted to the Town’s Floodplain Administrator for their review and approval.

4320. Regulations.
The Floodplain Administrator may adopt regulations and standard forms for the purpose of administering and implementing this bylaw.

4400. WIRELESS COMMUNICATIONS DISTRICT.

4410. Purpose. The purpose of this section is to establish areas in which wireless communications facilities may be located while protecting Deerfield's unique community character. The WCD Overlay District has been created (a) to provide for safe and appropriate siting of wireless communications facilities consistent with the Telecommunications Act of 1996, and (b) to minimize visual impacts from such facilities on residential districts and scenic areas within Deerfield.

4420. Definition. A "wireless communications facility" shall mean fixtures and/or equipment used by a public utility or a Federal Communications Commission (FCC) licensed commercial entity for the wireless transmission and reception of radio signals including (a) reception and transmission equipment and fixtures such as antennas, communications dishes, and similar devices, and (b) monopoles that are erected and used primarily to support such reception and transmission equipment. A wireless communications facility may include accessory mechanical, electronic, or telephonic equipment necessary to operate such facility; provided, however, that such facility shall be a transmission and reception substation, not a principal facility for conducting a communications business.

4430. Location. The WCD District shall include the following parcels and/or properties:
[Amended 4-26-1999 ATM, Art. 49]

4431. All land in the Planned Industrial District; and

4432. Assessor's Map 159, Lot 16

4440. Applicability. The WCD District shall be construed as an overlay district with regard to said locations. All requirements of the underlying zoning shall remain in full force and effect, except as may be specifically superseded herein. The requirements of this section are in addition to the requirements of Section 5300. Special Permits.

4450. Special Permit. A wireless communications facility may be erected in the WCD District upon the issuance of a special permit by the Zoning Board of Appeals if the Board determines that the adverse effects of the proposed facility will not outweigh its beneficial impacts on the Town or neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. The determination shall include consideration of the following:

- 4451. communications needs served by the facility;
- 4452. traffic flow and safety, including parking and loading;
- 4453. adequacy of utilities and other public services;
- 4454. impact on neighborhood character, including aesthetics;
- 4455. impacts on the natural environment, including visual impacts;
- 4456. potential fiscal impact, including impact on town services, tax base, and employment;
- 4457. new monopoles shall be considered only upon a finding that existing or approved monopoles or facilities cannot accommodate the equipment planned for the proposed monopole.

4460. Conditions. All wireless communications facilities shall be subject to the following conditions:

4461. To the extent feasible, service providers shall co-locate on a single facility. Monopoles shall be designed structurally to accommodate foreseeable users (within a ten year period) where technically practicable with space to be offered to all other communications providers at market rates. The intent of these requirements is to minimize the number of facilities located within the Town. All facilities shall be designed at the minimum height necessary to accommodate anticipated current and future use. To the extent feasible, all network interconnections from the communications facility shall be via land lines.

4462. New free-standing facilities shall be limited to monopoles; no lattice towers or similar facilities requiring three or more legs and/or guy wires for support shall be permitted. Monopole height shall not exceed 120 feet above mean finished ground elevation at the base of the mounting structure.

4463. Wireless communications facilities may be placed upon or inside existing buildings or structures, including water tanks and towers, church spires, electrical transmission lines, and the like. In such cases, the facility height shall not exceed ten (10) feet above the height of the existing structure of building.

4464. All facilities shall be maintained in good order and repair. Any paint and finish must be maintained and repaired before blemishes are visible from the property line. All structures associated with wireless communications facilities which have not been used for their intended purpose for one year shall be dismantled and removed at the owner's expense. The Zoning Board of Appeals shall require a financial performance guarantee to effect this result.

4465. The design of the facility shall minimize, to the extent feasible, adverse visual effects on the environment. The Zoning Board of Appeals may impose reasonable conditions to ensure this result, including painting, lighting standards, landscaping, and screening. Existing on-site vegetation shall be preserved to the maximum extent practicable.

4466. A facility shall not be erected nearer to any property line than a distance equal to the vertical height of the facility (inclusive of any appurtenant devices) plus at least 20 feet,

measured at the mean finished ground elevation at the facility base. A facility shall not be erected nearer to a residential lot line than 500 feet. Siting shall be such that the view of the facility from adjacent abutters, residential neighbors, scenic view points, and other areas of the Town shall be as limited as possible. Facilities shall be suitably screened from abutters and residential neighborhoods.

4467. Traffic associated with the facility shall not adversely affect the public way.

4468. Fencing may be required to control unauthorized entry to wireless communications facilities and shall be compatible with the scenic character of the Town. There shall be no signs, except for announcement signs, no trespassing signs, and a required sign giving a telephone number where the owner can be reached on a 24 hour basis. No advertising signs are permitted. All signs shall conform to this zoning by-law.

4469. Monopoles shall be designed and sited to avoid, wherever possible, application of Federal Aviation Agency (FAA) lighting and painting requirements. Towers shall not be artificially lighted except as required by the FAA. Annual certification demonstrating continuing compliance with the standards of the FCC, FAA, and American National Standards Institute shall be filed with the Building Commissioner by the special permit holder.

4470. Submittal Requirements.

4471. All applications for wireless communications facilities shall be made and filed in compliance with special permit application requirements set forth in section 5300. In addition, five copies of the following information must be submitted for an application to be considered complete:

- a A locus plan at a scale of 1" = 200' which shall show all property lines, the exact location of the proposed structure(s), streets, landscape features, residential dwellings and neighborhoods and all buildings within 500 feet of the facility.
- b A color photograph or rendition of the facility. A rendition shall also be prepared illustrating a view of the facility from the nearest street or streets.

4472. The following information must be prepared by a professional engineer:

- a a description of the facility (including technical specifications) and the technical, economic, and other reasons for the proposed location, height, and design;
- b a statement of the capacity of the facility including the number and type of panels, antennas, and transmitters and/or receivers that it can accommodate and the basis for those calculations;
- c a certification that the proposed facility complies with or is exempt from, all applicable Federal and state requirements, including regulations administered by the FAA, FCC, Massachusetts Aeronautics Commission, and the Massachusetts Department of Public Health.

4473. Before acting on an application, the Zoning Board of Appeals may require enhanced line of sight drawings and/or visual simulations (including the flying of tethered balloons) adequate to determine the visual impact of the structure.

4474. Fees. A filing fee of \$2,000.00 shall be submitted with the application to cover the costs of processing and initial engineering review. In the event that the Zoning Board of Appeals determines that circumstances necessitate expert technical review costing more than the amount of the filing fee, that either expense shall be paid by the applicant.

4480. Modification of Special Permit. Any proposed modification, expansion, or replacement of a facility shall be subject to a new application for an amendment to the special permit.

4500. EARTH REMOVAL.

4510. Applicability. The removal from any premises of more than 50 cubic yards of sand, gravel, stone, topsoil, loam, or similar materials within any twelve-month period shall be allowed only on special permit from the Board of Appeals, unless such removal is incidental to construction on the premises under a current building permit, or routine to farming operations and noncommercial. A special permit shall be granted subject to the following conditions, and subject to the special permit criteria of Section 5300, below.

4520. Plan. The application shall be accompanied by a plan or plans indicating existing topography, base grades below which no excavation will take place, existing and proposed cover vegetation, and proposed topography upon completion.

4530. Screening and Noise. Excavation areas and processing equipment shall be screened by buffer strips or other means, and noise and shall be controlled to meet the requirements of Section 3700.

4540. Restoration. Following removal, all excavated areas shall be restored by grading to provide for drainage and for slopes not to exceed one foot vertical to two feet horizontal, and by covering with four inches of topsoil, and by planting with native vegetation, all of which shall have been established prior to release of the bond.

4550. Bond. A performance bond shall be posted in an amount sufficient to assure satisfactory fulfillment of all of the above requirements.

4600. ADULT USE OVERLAY DISTRICT.

The following regulations shall apply to adult uses as defined in ARTICLE VI of this bylaw. [**Added 4-24-2006 ATM, Art. 23**]

4610. Purpose and Intent. It is the purpose of this adult use overlay district by-law to address and mitigate the secondary effects of adult uses and sexually oriented businesses. Secondary effects have been shown to include increased crime, adverse impacts on the business climate, adverse impact on property values of residential and commercial properties, and adverse impacts on the quality of life in the town. It is not the intent and purpose of this by-law to legalize or in any way encourage the sale, rental, distribution, or exhibition of obscene or other illegal activities or materials.

4620. Establishment of District. The Adult Use Overlay District shall consist of the following parcels located on the west side of Greenfield Road, and more specifically identified on the map shown in subsection 4642 of this Zoning Bylaw.

4630. Use Regulations. The Adult Use Overlay District is an overlay district superimposed over the underlying districts set forth in this Zoning By-law. Within the Adult Entertainment Overlay District, the requirements of the underlying district continue to apply, subject to the additional provisions set forth in subsections 4620 through 4641.

4631. Applicability. Adult Uses shall be allowed only within the Adult Use Overlay District, with a Special Permit issued by the Zoning Board of Appeals.

4632. Separation Distances: Adult Uses may be permitted only when located outside the area circumscribed by a circle which has a radius consisting of the following distances from specified uses or zoning district boundaries:

- a. Three hundred feet (300') from the district boundary line of any residence zone, CVRD or RA.
- b. Five hundred feet (500') from any other adult use as defined herein.
- c. Three hundred feet (300') from any establishment licensed under MGL Ch. 138, Sec. 12.
- d. Seven hundred fifty feet (750') from the boundary of any school.

4633. The radius distance shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed adult use is to be located, to the nearest point of the parcel of property or the zoning district boundary line from which the proposed adult use is to be separated. In the case of the distance between adult uses (section 1.b.) and between an adult use and an establishment licensed under MGL Ch. 138, Sec. 12 (section 1.c.) such distances shall be measured between the closest points of the buildings in which such uses are located.

4634. With the exception of an adult cabaret or an adult motion picture theater, adult uses may not exceed three thousand five hundred (3,500) square feet of useable floor area.

4635. Parking requirements: The following parking requirement shall apply:

- a. Parking for adult bookstores, adult paraphernalia stores, and adult video stores shall meet the requirements under the principal use 'General Retail' of Section 3130 of the Zoning bylaw.
- b. Parking for adult cabarets and adult motion picture theaters shall meet the requirements under the principal use 'General Retail' of Section 3130 of the Zoning bylaw.
- c. Parking shall be provided in the side or rear yard area only.
- d. All parking areas shall be illuminated, and all lighting shall be contained on the property.
- e. Parking areas shall be landscaped in conformance with the appropriate provisions of the Zoning bylaw.

4636. Screening and buffering. A five (5) foot wide landscaped buffer shall be provided along the side and rear property lines of an adult use establishment consisting of evergreen shrubs or trees not less than five (5) feet in height at the time of planting, or solid fence not less than six (6) feet in height.

4637. All building openings, entries and windows shall be screened in such a manner as to prevent visual access to the interior of the establishment by the public.

4638. Application information: the application for a special permit for an adult use establishment must include the following information:

- a. Name and address of the legal owner of the establishment;
- b. Name and address of all persons having lawful equity or security interest in the establishment;
- c. Name and address of the manager;
- d. Number of employees;
- e. Proposed provisions for security within and without the establishment;
- f. The physical layout of the interior of the establishment.

4639. No adult use special permit shall be issued to any person convicted of violating the provisions of MGL Ch. 119, Sec. 63, or MGL Ch. 272, Sec. 28.

4640. An adult use special permit shall only be issued following a public hearing held within sixty-five (65) days after the filing of an application with the special permit granting authority, a copy of which shall forthwith be given to the Town Clerk by the applicant.

4641. Any adult use special permit issued under this bylaw shall lapse within one (1) year, and including such time required to pursue or await the determination of an appeal from the grant thereof, if substantial use thereof has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun by such date except for good cause.

4642. Location of Adult Use Overlay District. The Adult Use Overlay District shall include the following parcels as shown on the Town of Deerfield's Official Zoning Map:

46421. Assessors Map 141, Lot 8

46422. Assessor's Map 150, Lot 7

46423. Assessor's Map 159, Lot 14

4650. (RESERVED)10

4660. MARIJUANA ESTABLISHMENTS. [Added 10-22-2020 STM by Art. 7¹¹; amended 10-22-2020 STM by Art. 7]

¹⁰ Editor's Note: Former Section 4650, Medical Marijuana Treatment Centers, added 10-28-2013 STM, Art. 21, as amended, was repealed 10-22-2020 STM, Art. 7.

¹¹ Editor's Note: This article superseded former Section 4660, Marijuana Establishments, added 4-30-2018 ATM, Art. 27.

4661. Purposes. It is recognized that the nature of the substance cultivated, processed, and/or sold

by marijuana establishments should be located in such a way as to ensure the health, safety, and general well-being of the public as well as legally authorized adult customers seeking to legally purchase marijuana for their own use. The specific and separate regulation of "Marijuana Establishments" (hereafter also referred to as an ME) is necessary to advance these purposes and ensure that such facilities are not located within close proximity of minors and do not become concentrated in any one area within the Town of Deerfield.

Subject to the provisions of this Zoning Bylaw, Chapter 40A of the Massachusetts General Laws, Chapter 94G and Chapter 94I of the Massachusetts General Laws and 935 CMR 500.000 - 501.000, Marijuana Establishments will be permitted to provide the opportunity for the legal cultivation, product manufacturing and retail sale of marijuana for non-medical adult marijuana use in a manner that complies with state regulations.

4662. Definitions.

The following definitions shall be applicable to this Section 4660 only.

Cannabis Cultivation: The use of land and/or buildings for planting, tending, improving, harvesting, processing and packaging, the preparation and maintenance of soil and other media and promoting the growth of cannabis by a cannabis cultivator, micro-business, research facility, craft marijuana cultivator cooperative, registered marijuana dispensary or other entity licensed by the Commission for cannabis cultivation. The cultivation and processing of medical marijuana in accordance with these regulations is considered to be a manufacturing use and is not agriculturally exempt from zoning. Note this term is not defined in 935 CMR 500.

Cannabis or Marijuana or Marihuana: All parts of any plant of the genus Cannabis, not excepted in 935 CMR 500.002: Cannabis or Marijuana or Marihuana(a) through (c) and whether growing or not; the seeds thereof; and resin extracted from any part of the plant; clones of the plant; and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or resin including tetrahydrocannabinol as defined in M.G.L. c. 94G, § 1; provided that cannabis shall not include: (a) the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks, fiber, oil, or cake made from the seeds of the plant or the sterilized seed of the plant that is incapable of germination; (b) hemp; or (c) the weight of any other ingredient combined with cannabis or marijuana to prepare topical or oral administrations, food, drink or other products.

Cannabis or Marijuana Products: Cannabis or marijuana and its products unless otherwise indicated. These include products have been manufactured and contain cannabis or marijuana or an extract from cannabis or marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for use or consumption, including edible products, beverages, topical products, ointments, oils and tinctures.

Commission: The Massachusetts Cannabis Control Commission established by M.G.L. c. 10, § 76, or its designee. The Commission has authority to implement the state marijuana laws, which include, but are not limited to, St. 2016, c. 334 as amended by St. 2017, c. 55, M.G.L. c. 94G, and 935 CMR 500.000.

Community Host Agreement: An agreement, pursuant to General Laws, Chapter 94G, Section 3(d), between a Cannabis Establishment and a municipality setting forth additional conditions for the operation of a Cannabis Establishment, including stipulations of responsibility between the parties and a up to 3% host agreement revenue sharing. Note this term is not defined in 935

Craft Marijuana Cooperative: A Marijuana Cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the Commonwealth. A cooperative is licensed to cultivate, obtain, manufacture, process, package and brand cannabis or marijuana products to transport marijuana to Marijuana Establishments, but not to consumers.

Hemp: The plant of the genus Cannabis or any part of the plant, whether growing or not, with a delta-9-tetrahydrocannabinol concentration that does not exceed 0.3% on a dry weight basis of any part of the plant of the genus Cannabis, or per volume or weight of cannabis or marijuana product, or the combined percent of delta-9-tetrahydrocannabinol and tetrahydrocannabinolic acid in any part of the plant of the genus Cannabis regardless of moisture content.

Host Community: A municipality in which a Marijuana Establishment is located or in which an applicant has proposed locating an establishment.

Marijuana Independent Testing Laboratory: A laboratory that is licensed by the Commission and is: (a) accredited to the International Organization for Standardization 17025 (ISO/IEC 17025: 2017) by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Commission; (b) independent financially from any Medical Marijuana Treatment Center (RMD), Marijuana Establishment or licensee for which it conducts a test; and (c) qualified to test cannabis or marijuana in compliance with 935 CMR 500.160 and M.G.L. c. 94C, § 34.

Licensee: A person or entity licensed by the Commission to operate a Marijuana Establishment under 935 CMR 500.000.

Manufacture: To compound, blend, extract, infuse or otherwise make or prepare a cannabis or marijuana product.

Marijuana Cultivator: An entity licensed to cultivate, process and package marijuana, and to transfer marijuana to other Marijuana Establishments, but not to consumers. A Craft Marijuana Cooperative is a type of Marijuana Cultivator.

Marijuana Establishment: A Marijuana Cultivator, Craft Marijuana Cooperative, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Independent Testing Laboratory, Marijuana Research Facility, Marijuana Transporter, Medical Marijuana Treatment Center or any other type of licensed marijuana-related business.

Marijuana Microbusiness: A co-located Marijuana Establishment that can be either a Tier 1 Marijuana Cultivator or Product Manufacturer or both, in compliance with the operating procedures for each license. A Microbusiness that is a Marijuana Product Manufacturer may purchase no more than 2,000 pounds of marijuana per year from other Marijuana Establishments.

Marijuana Process or Processing: To harvest, dry, cure, trim and separate parts of the cannabis or marijuana plant by manual or mechanical means, except it shall not include manufacture as defined in 935 CMR 500.002.

Marijuana Product Manufacturer: An entity licensed to obtain, manufacture, process and package

cannabis or marijuana products and to transfer these products to other Marijuana Establishments, but not to consumers.

Marijuana Research Facility: An entity licensed to engage in research projects by the Commission.

Marijuana Retailer: An entity licensed to purchase and transport cannabis or marijuana product from Marijuana Establishments and to sell or otherwise transfer this product to Marijuana Establishments and to consumers. Retailers are prohibited from delivering cannabis or marijuana products off-site to consumers; and from offering cannabis or marijuana products for the purposes of on-site social consumption on the premises of a Marijuana Establishment.

Marijuana Social Consumption Operation: An entity that purchases or otherwise acquires Marijuana from licensed Marijuana Establishments and sells single servings of Marijuana to consumers for consumption or use on the premises.

Marijuana Transporter: An entity, not otherwise licensed by the Commission, that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third-Party Transporter.

Medical Marijuana Treatment Center, also known as a Registered Marijuana Dispensary (RMD): A not-for-profit entity registered under 105 CMR 725.100: Registration of Registered Marijuana Dispensaries, that acquires, cultivates, possesses, processes (including development of related products such as edible cannabis or marijuana products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing cannabis or marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical use. Unless otherwise specified, RMD refers to the site(s) of dispensing, cultivation, and preparation of cannabis or marijuana for medical use.

Propagation: The reproduction of cannabis or marijuana plants by seeds, cuttings, or grafting.

Provisional Marijuana Establishment License: A certificate issued by the Commission confirming that a Marijuana Establishment has completed the application process.

RMD Applicant: A previously Registered Marijuana Dispensary with a final or provisional certificate of registration in good standing with the DPH.

4663. Applicability. Nothing in this section shall be construed to supersede state laws governing the sale and distribution of marijuana. This section shall not be construed to prevent the conversion of a medical marijuana treatment center licensed or registered no later than July 1, 2017 engaged in the cultivation, manufacture or sale of marijuana or marijuana products to a Marijuana Establishment, provided, however, any such medical marijuana treatment center obtains a special permit pursuant to this Section for any such conversion to a Marijuana Establishment. See Section 2230 E. regulating Marijuana Uses.

This bylaw does not apply to the cultivation of industrial hemp as is regulated by the Massachusetts Department of Agricultural Resources pursuant to General Laws, Chapter 128, Sections 116-123.

No Marijuana Establishment that has applied for and/or received a special permit or building permit prior to the effective date of this bylaw shall be subject to any requirement hereunder that is more stringent or restrictive than that in effect on the date of such special permit or building permit application.

4664. Social Consumption. All Marijuana Social Consumption Operations are expressly prohibited anywhere within the Town of Deerfield; provided, however, that said prohibition shall apply only insofar as the same does not conflict with Massachusetts law, or has not been preempted thereby.

4665. Uses Permitted and Regulated.

- a. Land and buildings in Deerfield may be used hereunder only in accordance with Section 2200, Table of Use Regulations, and as otherwise provided herein.
- b. The Planning Board shall be the Special Permit Granting Authority under this section 4600.
- c. There shall be three (3) Marijuana Overlay districts, MO-1, MO-2 and MO-3. All Marijuana uses shall be prohibited elsewhere in the Town, except as noted in 4665 (g) below.
- d. All uses requiring a Special Permit under this section shall also require concurrent Site Plan Review, and shall comply with the special permit and site plan review requirements, procedures and criteria in Sections 5300 and 5400 of this Bylaw.
- e. All Marijuana operations shall comply with the dimensional requirements of Section 2300 for the applicable district.
- f. For all Special Permits, in addition to those criteria set forth in section 5300, the Planning Board may impose such restrictions on the time, place and manner of Marijuana operations as may be necessary to protect the public interest and/or to satisfy the purpose and intent of this Bylaw. In addition, the Planning Board may consider factors including but not limited to, odor control, security, hours of operation and consistency with nearby and abutting land uses, and may reasonably condition any Special Permit approval accordingly.
- g. The Planning Board may approve a Special Permit allowing co-location of a Marijuana Product Manufacturer at a location approved by Special Permit for a Marijuana Cultivator prior to the adoption of this amendment outside of the MO-1, MO-2 or MO-3 Districts; provided, however, that all other relevant requirements of this bylaw shall be satisfied (i) except for the restriction on location contained in Section 4666.a.iii, which shall not apply, and (ii) so long as product manufacturing at said location does not exceed the approved footprint of the building as of the date of adoption of this amendment.

4666. Additional Requirements/Conditions. The following additional requirements and conditions shall also apply to all Marijuana Establishments:

- a. Location:

The following are additional location requirements:

- i. Marijuana establishments are encouraged to utilize existing vacant buildings where possible.
 - ii. No marijuana establishment shall be located on a parcel which is within five hundred (500) feet (to be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the Marijuana Establishment is or will be located) of a parcel occupied by a preexisting public or private school or licensed daycare center (existing at the time the applicant's license application was received by the Cannabis Control Commission).
 - iii. No Building utilized for any Marijuana Establishment use, except for a Marijuana Retailer or Marijuana Independent Testing Laboratory, shall be located within five hundred (500) feet of a Building occupied by a residential use (including commercial residential uses such as hotels, motels, lodging houses, etc.). The distance is to be measured in a straight line from the nearest point of the residential Building in question to the nearest point of the Building where the Marijuana Establishment is or will be located. The Planning Board may waive the foregoing requirement when the public interest so requires.
 - iv. No Marijuana Establishment is permitted to utilize or provide a drive-through service.
- b. Use, Security and Hours of Operation:
- i. Any type of Marijuana Establishment may only be involved in the uses permitted by its definition and may not include other businesses or services.
 - ii. No Marijuana shall be smoked, eaten or otherwise consumed or ingested within, or on, the premises.
 - iii. The hours of operation shall be set by the Planning Board, but in no event shall a Marijuana Retail Establishment be open to the public between the hours of 10:00 p.m. and 8:00 a.m. No sale or other distribution of Marijuana shall occur upon the premises, or via delivery from the premises, between the hours of 10:00 p.m. and 8:00 a.m.
 - iv. Marijuana Establishments shall provide appropriate security measures, shall establish a protocol therefor and shall provide to the Deerfield Police Department and, subsequently, to the Planning Board, a copy of its emergency management plan and contact information for a facility representative available 24 hours a day.
- c. Licensing:
- i. No Marijuana Establishment may commence operation or apply for a building permit prior to its receipt of all required permits and approvals including, but not limited, to its Final License from the Cannabis Control Commission.
 - ii. The number of Marijuana Retail Establishments permitted to be located within the Town of Deerfield shall not exceed 20% of the number of licenses issued within the town for the retail sale of alcoholic beverages not to be drunk on the premises where

sold under chapter 138 of the General Laws. For the purposes of determining this number, any fraction shall be rounded up to the next highest whole number.

d. Physical Requirements:

- i. All aspects of the any Marijuana Establishment, except for the transportation of product or materials, relative to the acquisition, cultivation, possession, processing, sales, distribution, dispensing, or administration of marijuana, products containing marijuana, related supplies, or educational materials must take place at a fixed location within a fully enclosed building (including greenhouses) and shall not be visible from the exterior of the business. They may not be permitted to be located in a trailer, storage freight container, motor vehicle or other similar type potentially movable enclosure.
- ii. No outside storage is permitted.
- iii. No Marijuana Retailer shall have a gross floor area open to the public in excess of 2,500 square feet.
- iv. Ventilation - all marijuana establishments shall be ventilated in such a manner that no:
 1. Pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere, and
 2. No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the Marijuana Establishment or at any adjoining use or property.
- v. No Marijuana Establishment shall be operated so as to cause a nuisance to the community by noise, odor, dust, glare, fumes, vibration, heat, glare or other conditions. Marijuana Establishments shall address noise control, shall incorporate odor reduction measures and shall otherwise undertake appropriate action(s) to avoid any nuisance or impairment of the public comfort and convenience from facility operation(s).
- vi. Signage shall be displayed on the exterior of the Marijuana Establishment's entrance in plain sight of the public stating that "Access to this facility is limited to individuals 21 years or older," in text two inches in height. All other signage must comply with all other applicable signage regulations in the Zoning Bylaw and 935 CMR 500.
- vii. Cannabis plants, products, and paraphernalia shall not be visible from outside the building in which the cannabis establishment is located and shall comply with the requirements of 935 CMR 500. Any artificial screening device erected to eliminate the view from the public way shall also be subject to a vegetative screen and the Board shall consider the surrounding landscape and viewshed to determine if an artificial screen would be out of character with the neighborhood.

e. Reporting Requirements.

- i. Prior to the commencement of the operation or services provided by a Marijuana

Establishment, it shall provide the Police Department, Fire Department, Building Commissioner and the Planning Board with the names, phone numbers and email addresses of all management staff and keyholders, including a minimum of two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment. All such contact information shall be updated as needed to keep it current and accurate.

- ii. The local Building Commissioner, Board of Health, Police Department, Fire Department and Planning Board shall be notified in writing by the Marijuana Establishment facility owner/operator/manager:
 1. A minimum of 30 days prior to any change in ownership or management of that establishment.
 2. A minimum of 12 hours following a violation or potential violation of any law or any criminal or potential criminal activities or attempts of violation of any law at the establishment.
 - iii. Permitted Marijuana Establishments shall file an annual written report to, and the owner shall appear before, the Planning Board no later than January 31st of each calendar year, providing a copy of all current applicable state licenses for the facility and/or its owners and demonstrate continued compliance with the conditions of the Special Permit.
 - iv. The owner or manager of a Marijuana Establishment is required to respond by phone or email within twenty-four hours of contact by a Town official concerning their Marijuana Establishment at the phone number or email address provided to the Town as the contact for the business.
- f. Issuance, Transfer or Discontinuance of Use
- i. Any permits issued hereunder shall be issued to the Marijuana Establishment owner.
 - ii. Any permits issued hereunder shall be issued for a specific type of Marijuana Establishment on a specific site/parcel.
 - iii. Any permits issued hereunder shall be non-transferable to either another Marijuana Establishment owner or another site/parcel.
 - iv. Any permits issued hereunder shall have a term limited to the duration of the applicant's ownership/control of the premises as a Marijuana Establishment, and shall lapse/expire if:
 1. The Marijuana Establishment ceases operation (not providing the operation or services for which it is permitted) for 365 days, and/or;
 2. The Marijuana Establishment's registration/license by the Cannabis Control Commission expires or is terminated;
 3. Substantial use has not commenced within one year of the Special Permit issuance, except for good cause.

4. Any transfer or change of ownership of a Marijuana Establishment shall be treated as an amendment to any permit, including a Site Plan Approval, issued hereunder and shall require a public hearing before the Planning Board.
- v. The Marijuana Establishment shall notify the Zoning Enforcement Officer and Planning Board in writing within 48 hours of such lapse, cessation, discontinuance or expiration or revocation.
- vi. A Marijuana Cultivation or Product Manufacturing Establishment shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state registration/license or ceasing its operation.

4667. Application Requirements. Applications for Special Permits and Site Plan Approvals for Marijuana Establishments will be processed in the order that they are filed with the Town.

In addition to the standard application requirements for Special Permits and Site Plan Approvals, such applications for a Marijuana Establishment shall include the following:

- a. The name and address of each owner and operator of the Marijuana Establishment facility/operation.
- b. A copy of an approved Host Agreement.
- c. A copy of its Provisional License from the Cannabis Control Commission pursuant to 935 CMR 500.
- d. If it's in conjunction with an approved RMD, a copy of its registration as an RMD from the Massachusetts Department of Public Health in accordance with 105 CMR 725.000 or from the Cannabis Control Commission in accordance with 935 CMR 500.
- e. Proof of Liability Insurance Coverage or Maintenance of Escrow as required in 935 CMR 500.
- f. Evidence that the Applicant has site control and right to use the site for a Marijuana Establishment facility in the form of a deed or valid purchase and sales agreement or, in the case of a lease a notarized statement from the property owner and a copy of the lease agreement.
- g. A notarized statement signed by the Marijuana Establishment organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers, directors, shareholders, partners, members, managers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all such responsible individual persons.
- h. In addition to what is normally required in a Site Plan, details showing all exterior proposed security measures for the marijuana establishment including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.
- i. A detailed floor plan identifying the areas available and functional uses (including square

footage).

- j. All signage being proposed for the facility.
- k. A pedestrian/vehicular traffic impact study to establish the Marijuana Establishment's impacts at peak demand times, including a line queue plan to ensure that the movement of pedestrian and/or vehicular traffic, including but not limited to, along the public right of ways will not be unreasonably obstructed.
- l. An odor control plan detailing the specific odor-emitting activities or processes to be conducted on-site, the source of those odors, the locations from which they are emitted from the facility, the frequency of such odor-emitting activities, the duration of such odor-emitting activities, and the implementation and administration of odor control including maintenance of such controls.
- m. A Management Plan including a description of all activities to occur on site, including all provisions for the delivery of Marijuana and related products to Marijuana Establishment or off-site direct delivery.
- n. Individual written plans which, at a minimum comply with the requirements of 935 CMR 500, relative to the Marijuana Establishments:
 - i. Operating procedures
 - ii. Marketing and advertising
 - iii. Waste disposal
 - iv. Transportation and delivery of marijuana or marijuana products
 - v. Energy efficiency and conservation
 - vi. Security and alarms
 - vii. Decommissioning of the Marijuana Establishment including a cost estimate taking into consideration the community's cost to undertake the decommissioning of the site.

4668. Findings. In addition to the standard Findings for a Special Permit the Planning Board must also find all the following:

- a. The Marijuana Establishment is consistent with and does not derogate from the purposes and intent of this Section and the Zoning Ordinance/Bylaw.
- b. That the Marijuana Establishment facility is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest;
- c. That the Marijuana Establishment facility demonstrates that it meets or exceeds all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations;

- d. That the applicant has satisfied all of the conditions and requirements of this Section and other applicable Sections of this Bylaw;
- e. That the Marijuana Establishment facility provides adequate security measures to ensure that no individual participant will pose a direct threat to the health or safety of

other individuals, and that the storage and/or location of cultivation is adequately secured on-site or via delivery.

- f. That the Marijuana Establishment facility adequately addresses issues of traffic demand, circulation flow, parking and queuing, particularly at peak periods at the facility, and its impact on neighboring uses.

4700. EXPEDITED PERMITTING DISTRICT. [Added 4-28-2008 ATM, Art. 2]

4710. General. In the Expedited Permitting District (EPD), an Expedited Permit Project (EPP) may be developed in accordance with the following regulations.

4720. Definitions.

Expedited Permit Project (EPP): Any retail, office, industrial or commercial use, or combination thereof, which has one or more of the following characteristics:

1. More than 30,000 square feet of gross floor area in any building or combination of buildings;
2. More than 100 required parking spaces; or
3. Generation of more than 250 vehicle trips per day, as determined by the ITE's Trip Generation Manual.

4730. Permitted and Special Permit EPP. A proposed EPP containing uses allowed as of right as set forth in the Table of Principal Uses shall be subject only to the standards of this Section 4700 and to site plan review by the Selectboard as otherwise set forth in this Zoning By-Law. Uses allowed by Special Permit in the Expedited Permitting District shall require a Special Permit from the Selectboard in accordance with Section 5300, Special Permits. **[Amended 4- 26-2010 ATM, Art. 1; 6-12-2021 ATM by Art. 15]**

4740. Contents of Application. The applicant for site plan approval shall submit to the Selectboard for approval a development plan for the entire tract at a scale of one (1) inch equals forty (40) feet, prepared by a registered landscape architect, a registered architect, a registered land surveyor, or a registered professional engineer, showing at least the following: **[Amended 6-12-2021 ATM by Art. 15]**

1. Development name, boundaries, true North point, date and scale.
2. Names and addresses of record owner and applicant.
3. Names of all the abutters as they appear on the most recent tax list, including owners of land separated from the tract only by a street, and zoning district boundaries, if any.
4. Existing and proposed lines of streets, lots, rights of way, easements and public or common areas. The proposed names of proposed streets shall be shown in pencil until

they have been approved by the Selectboard. Purpose of easements shall be indicated.
[Amended 6-12-2021 ATM by Art. 15]

5. Location, names and present widths of streets bounding, approaching and within reasonable proximity of the tract.
6. Location of natural waterways and water bodies within and adjacent to the tract.
7. Major site features, such as existing stone walls, fences, buildings, large trees, rock ridges and outcroppings, and wetlands.
8. Sufficient data, including length, bearings, radii and central angle, to determine the exact location, direction and length of every street and way line, lot line, and boundary line and to establish these lines on the ground.
9. Location of all permanent monuments and bench marks and each proposed lot marker, properly identified as to whether existing or proposed. All bench marks shall be tied into and employ the United States Geological Survey data system.
10. Name of the engineer, architect and/or surveyor who prepared the plan; certificates and seals of the engineer and surveyor that they actually prepared the plan; and an additional certificate by the surveyor that all surveying conforms to the technical standards for property surveys of the American Congress on Surveying and Mapping.
11. Suitable space to record the action of the Selectboard and the signatures of each of the members of the Selectboard on each page of the plan. **[Amended 6-12-2021 ATM by Art. 15]**
12. Existing and proposed topography at one-foot contour intervals, unless the Selectboard agrees that the natural surface of the ground may be adequately represented by contours at larger intervals or by figures of elevation. **[Amended 6-12-2021 ATM by Art. 15]**
13. Profiles on the right of way lines of proposed streets at a horizontal scale of one (1) inch equals forty (40) feet and a vertical scale of one (1) inch equals four (4) feet or such other scale acceptable by the Selectboard. All elevations shall refer to United States Geological Survey datum. Profiles shall also indicate the location of any intersecting public or private ways and the location of existing and proposed storm drains, water mains, sewers, and their appurtenances and any other underground utilities. There shall also be drawn cross sections of the proposed streets, properly located and identified by station number, at such intervals along the streets as will adequately indicate any variations in its section, supplemented, where necessary, by lines on the layout plan showing the width and location of proposed roadways, planting strips, gutters, sidewalks, and similar physical features. **[Amended 6-12-2021 ATM by Art. 15]**
14. Locations of existing and proposed storm drains, water mains, sewers, gas mains, electric and telephone lines and exterior lighting.

15. The results of borings or soil exploration sufficient to establish the character of the site's geology, water table and drainage features which would affect wastewater system design.
16. Proposed locations of all buildings, exits and entrances, parking areas, and screening and buffer strips.
17. Building size and location, including setback measurements, distance between buildings and plan view exterior measurements of individual buildings.
18. Internal roads, sidewalks and parking areas (with dimensions of paving and indication of number of parking spaces).
19. Total site area in square footage and acres, and area to be set aside as open space and common land.
20. Percentage of lot coverage, including the percentage of the lot covered by buildings, and percentage of open space and common land.
21. Representation of all proposed facade elevations, indicating height of building and construction.
22. Preliminary floor plans, including area in square feet of each floor.
23. Proposed schedule for completing the proposed EPP, including therein, as appropriate, designation of specific section or buildings proposed to be completed for occupancy prior to overall completion.

4750. Performance Standards. The following performance standards shall apply to applications for site plan approval:

A. Lighting.

1. Shielding. All outdoor light fixtures shall be shielded so as to meet the goals of this Section.
2. Light Trespass. Direct light from the light source is to be confined within the property boundaries.
3. Illuminated Surfaces. Preferred surfacing for lighted areas shall be of materials such as blacktop which reflect a relatively small fraction of incident light. Parking area lighting shall be reduced or eliminated outside business hours. The Selectboard may require an electrical configuration for parking lots which supports shut off for specific unused areas to reduce the glare from lighting. **[Amended 6-12-2021 ATM by Art. 15]**
4. Searchlights. The operation of laser shows or searchlights for advertising purposes is prohibited.

5. Indoor Lighting. Indoor light sources will not be projected outside in a manner to defeat the intent of this bylaw.
6. Outdoor Signs. Outdoor light fixtures used to illuminate an outdoor sign shall be mounted on top of the sign structure or otherwise restricted to prevent up-light and light trespass.
7. Flickering and Flashing Lights. No flickering or flashing lights shall be permitted. Processes, such as arc welding, which create light flashes shall be confined within buildings or shielded to prevent either direct glare or flashing.
8. Height of Fixtures.
 - (A) *Wall Mounted Fixtures.* Luminaires attached to a building for area lighting shall be mounted no higher than thirty-five (35) feet above grade;
 - (B) *Pole Mounted Fixtures.* Pole mounted exterior lighting fixture types shall be mounted no higher than thirty (30) feet above grade.
9. Hours of Operation. Except as may be deemed appropriate for site safety or security, all external lighting, including lighting accessory to authorized signs, shall be extinguished one half hour after the facility is closed for the business day. Such lighting may be timed to resume one half hour prior to the arrival of the first employee on the premises.

B. Noise

1. Hours of Operation. As a condition of any site plan approval, the Selectboard may establish hours of operation for any of the following activities: **[Amended 6-12-2021 ATM by Art. 15]**
 - (A) The loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans, or other objects or materials for sale or storage or use in a manner that causes a condition of noise pollution;
 - (B) Operating or permitting the operation of tools or equipment used in construction, drilling or demolition work;
 - (C) The operation of construction devices such items as compressors, jackhammers, bulldozers, cranes, etc., in a manner that causes a condition of noise pollution.
2. Ambient Noise Level. No person shall operate or cause to be operated any source of sound in a manner that creates a sound level which exceeds 80 dBA or 10 dBA above ambient, whichever is lower, when measured at the property boundary of the receiving land use.

C. Landscaping

1. District Buffer Strip. A continuous landscaped buffer strip of at least twenty (20) feet in width shall be provided and maintained in perpetuity between the Expedited Permit District and any residential districts and/or property lines. The landscape buffer strip shall

be of a density to substantially screen the development in question from view, along the zoning district line in question. Plantings of various approved evergreen species is encouraged and shall be planted at a minimum height of six (6) feet.

2. Large Parking Areas. Parking areas containing over 20 spaces shall be subject to an approved parking plan, showing perimeter landscaping to screen such parking area from adjacent properties and locations accessible by the public. The Board of Selectboard may require traffic calming measures such as crosswalks, bike lanes, rumble-strips and landscape islands as necessary within such parking area. **[Amended 6-12-2021 ATM by Art. 15]**
3. Fencing; Retaining Walls; and Berms. The Selectboard may require appropriate fencing, retaining walls, and berms in order to screen unattractive features of the EPP. **[Amended 6-12-2021 ATM by Art. 15]**
4. Unsightly Uses and Areas. Exposed storage areas, refuse disposal facilities, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be screened from view from neighboring properties and streets using dense, hardy evergreen plantings, or earthen berms, or wall or tight fence complemented by evergreen plantings.
5. Maintenance. All landscaping features, structures and areas shall be properly maintained. Dead shrubs or trees shall be replaced within one growing season as a condition of approval.

D. Stormwater Management.

1. Consistency with the Massachusetts Stormwater Management Policy. All development shall comply with the DEP's Stormwater Regulations, as may be amended.
2. Conservation Commission. Where applicable, no building permit shall be issued unless a report shall have been received from the Conservation Commission or its agent that the storm drainage system is consistent with DEP Stormwater Regulations, as may be amended.
3. Temporary Measures. During the construction phase, temporary diversions, berms, grassed waterways, special culverts, shoulder dikes or such other mechanical measures as may be necessary may be required by the Selectboard to intercept and divert surface water runoff, in accordance with applicable standards. **[Amended 6-12-2021 ATM by Art. 15]**
4. Erosion and Sedimentation Control. Erosion and sedimentation controls shall be constructed in accordance with the DEP Stormwater Regulations, as may be amended.

E. Site Development Standards.

1. Clearing for Utility Trenching. Clearing for utility trenching shall be limited to the minimum area necessary to maneuver a backhoe or other construction equipment. Roots should be cut cleanly rather than pulled or ripped out during utility trenching. Tunneling for utilities installation should be utilized wherever feasible to protect root systems of trees.

2. Site Design.
 - (A) Placement of buildings, structures, or parking facilities shall not detract from the site's scenic qualities and shall blend with the natural landscape.
 - (B) Sites shall be designed in such a way as to avoid impacts to rare and endangered species and wildlife habitat on a site, and to maintain contiguous forested areas.
3. Preservation of Existing Vegetation. Priority shall be given to the preservation of existing stands of trees, trees at site perimeter, contiguous vegetation with adjacent sites (particularly existing sites protected through conservation restrictions), and specimen trees.
 - (A) During clearing and/or construction activities, all vegetation to be retained shall be surrounded by temporary protective fencing or other measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Barriers shall be large enough to encompass the essential root zone of all vegetation to be protected. All vegetation within the protective fencing shall be retained in an undisturbed state.
4. Finished Grade. Finished grades should be limited to no greater than 15%, without special treatment, while preserving, matching, or blending with the natural contours and undulations of the land to the greatest extent possible. Finished grade shall be no higher than the trunk flare(s) of trees to be retained. The design of grade changes at the base of existing large trees shall be subject **to the approval of the Selectboard or its agent. [Amended 6-12-2021 ATM by Art. 15]**
5. Phasing of Development. The Selectboard may limit the extent of a site exposed at any one time through phasing of construction operations. Effective sequencing shall occur within the boundaries of natural drainage areas. **[Amended 6-12-2021 ATM by Art. 15]**
6. Revegetation. Proper revegetation techniques shall be employed during construction using native plant species, proper seed bed preparation, fertilizer and mulching to protect germinating plants. Revegetation shall occur on cleared sites within 7 (seven) calendar days of final grading and shall occur during the planting season appropriate to the selected plant species.
7. Topsoil. A minimum of 6" of topsoil shall be placed on all disturbed surfaces which are proposed to be planted.
8. Irrigation. The Selectboard may require that water for the purpose of irrigation shall be provided by an onsite well, after consultation with the Water Department. **[Amended 6-12-2021 ATM by Art. 15]**

F. Pedestrian and Vehicular Access; Traffic Management

1. Access. To the extent feasible, access to nonresidential uses and structures shall minimize impact:
 - (A) Access via roadways abutting residential districts shall be avoided where possible.

- (B) Access and egress to an EPP with frontage on more than one street shall be in a manner that causes the least impact to the surrounding neighborhoods as determined by the Selectboard. **[Amended 6-12-2021 ATM by Art. 15]**
2. Driveways. An EPP shall be served by an adequate driveway.
- (A) All driveways shall be designed to afford adequate sight distance to pedestrians, bicyclists, and motorists exiting to public ways. Improvements may be required on the public way for vehicular turning movements in or out of the site and safe pedestrian access to adjoining sidewalks, paths, walking trails or bikeways.
3. Curb Cuts. Curb cuts shall be limited to the minimum width for safe entering and exiting, and shall in no case exceed 24 feet in width unless waived by the Selectboard for nonresidential traffic. The location of driveway openings in relation to traffic and to adjacent streets shall provide for the convenience and safety of vehicular and pedestrian movement within the site. The number of curb cuts on state and local roads shall be minimized. **[Amended 6-12-2021 ATM by Art. 15]**
4. Interior Circulation. The proposed EPP shall assure safe interior circulation within its site by separating pedestrian, bike ways, and vehicular traffic. Sidewalks are highly encouraged to provide safe pedestrian access from the roadway and within the EPP.
5. Transportation Plan Approval. The proposed EPP shall be subject to Transportation Plan approval by the Selectboard. The Transportation Plan shall consist of the following information: **[Amended 6-12-2021 ATM by Art. 15]**
- A. A plan showing the proposed parking, loading, and traffic circulation within the site; access and egress points; and other features related to traffic generated by the proposed use.
- B. A traffic study, prepared by a qualified traffic engineer, detailing the excepted traffic impacts. For proposed EPP, or phase thereof, in excess of 30,000 gross square feet, the required traffic study shall substantially conform to the Institute of Transportation Engineers' "Traffic Access and Impact Studies for Site Development: A Recommended Practice," latest edition.¹² The Selectboard shall approve the geographic scope and content of the study. In addition, the applicant shall submit a Transportation Demand Management (TDM) Plan tailored to the specific uses and the geographic location of the site. Such TDM Plan may include carpools and vans, bicycle oriented transit, employee incentives to minimize vehicle traffic, and the like. The TDM Plan is subject to the approval of the Selectboard. **[Amended 6-12-2021 ATM by Art. 15]**
- C. Proposed mitigation measures, if any, such as left-turn lanes, roadway widening, signage, signalization of intersections.
6. Reduction in Parking. In consideration of the applicant providing one or more of the above measures to reduce vehicular traffic to and from the site, the Selectboard may reduce the number of required parking spaces below what would ordinarily be required by this Zoning By-Law, which shall otherwise apply to an EPP. To be considered for such a reduction, the applicant's traffic engineer shall determine and justify the parking demand for the project, as well as reduction in needed parking spaces attributable to each traffic management measure. **[Amended 6-12-2021 ATM by Art. 15]**

7. Level of Service Maintenance or Improvement. The Selectboard may require as a condition of site plan approval off-site improvements to mitigate the impact of the proposed EPP. Such improvements include intersection widening and traffic signals or the components of the EPP. All road and intersection improvements proposed as part of development and redevelopment shall be consistent with local plans. **[Amended 6-12-2021 ATM by Art. 15]**
8. Dangerous Intersections. The Selectboard may require mitigation for any net increase in traffic volumes of 10% or more at an intersection that has an accident history of more than 5 accidents in the last three years for which data is available. **[Amended 6-12-2021 ATM by Art. 15]**
9. Sight Distance. Acceptable sight distance shall be provided and maintained at all access locations, egress locations, and all intersections affected by the EPP. At a minimum, these site distances shall meet the stricter of the Massachusetts Highway Department and American Association of State Highway Transportation Officials standards for safe-stopping sight distances.
10. Pedestrian and Bicycle Safety. Pedestrian and bicycle circulation, and the amenities required thereof, on and off site, shall be in accordance with the following requirements:
 - (A) All development and redevelopment shall provide for pedestrian and bicyclist connections on the property, and allow for possible future connections with adjoining properties, where deemed appropriate by the Selectboard. **[Amended 6-12-2021 ATM by Art. 15]**
 - (B) Pedestrian access shall connect to all building entrances with further connections to local pedestrian arteries.
 - (C) All road and intersection widening and new traffic signals or modification of existing traffic signals required as part of a Development or Redevelopment shall include appropriate bicycle and pedestrian accommodation.
 - (D) The Selectboard may require proposed development and redevelopment to provide sufficient rights-of-way on their properties to accommodate expected needs for bicycle and pedestrian use. **[Amended 6-12-2021 ATM by Art. 15]**
 - (E) Sidewalks, crosswalks, walkways, bike racks or other pedestrian access shall be provided to allow access to adjacent properties and between individual businesses within a development.
 - (F) If the property abuts a public bikeway/right-of-way, a paved access route to the bikeway may be required.

¹² Current edition is dated 1991 and is available through the Institute of Transportation Engineers, 1099 14th Street, NW, Suite 300 West, Washington, DC 20005-3438 USA, Telephone: 202-289-0222

11. Traffic Calming Features. Traffic calming measures such as crosswalks, bike lanes, rumble strips and landscaped islands may be required.

G. Aesthetics.

1. Compatibility with Neighborhood. The location, size and design, building materials, and operating characteristics of the proposed EPP shall be compatible with and will not adversely affect the livability or appropriate development of abutting properties, with natural and built environment in the area and the surrounding neighborhood, with consideration to be given to the following:
 - (A) Harmony in scale, bulk, massing, and density in accordance with other commercial structures located within South Deerfield;
 - (B) Consistency with the goals and objectives of the Town's Master Plan and with any other plan that has been adopted by the Town.

H. Utilities; Security; Emergency Systems

1. Water and Sewer. The proposed EPP shall be connected to the Town sewer system and the South Deerfield Water District system.
2. Site Security. There shall be a certification by the Police Chief that the petitioner has provided a written plan for site security, which plan has been approved by the Police Chief.
3. Underground. All electrical, cable and telecommunications services shall be installed underground.
4. Fire Alarm System. There shall be sufficient municipal fire alarm system capacity to meet the operating requirements of the proposed site development and use under applicable codes, regulations, and statutes enforced by the Fire Chief.

4760. Dimensional Requirements. A proposed EPP shall meet the following dimensional requirements:

1. Maximum Building Height: 48 feet
2. Minimum perimeter setback: 25 feet
3. Maximum EPD coverage by impervious surface (%): 80%

4770. Exemptions. The following uses or activities are exempt from the Performance Standards of Section 4750. :

1. Emergency Response. Emergency responses performed by a private entity or a public agency and fire or burglar alarms.
2. Municipal Uses and Structures. All municipal uses and structures, including schools.

4780. Waiver of Standards. The Selectboard may in the course of site plan approval waive any performance standard of Section 4750 where such waiver is not inconsistent with the purposes of this Section 4700. **[Amended 6-12-2021 ATM by Art. 15]**

4790. Enforcement. The Selectboard may ensure compliance with these performance standards at the application stage by requiring evidence of probable compliance, whether by example of similar facilities or by engineering analysis, verified by technical peer review. In addition, the Selectboard may require a monitoring program post- permit issuance for compliance purposes for a time period as may be specified in the site plan approval. **[Amended 6-12-2021 ATM by Art. 15]**

4800.PLANNED UNIT DEVELOPMENT. [Added 4-26-2010 ATM, Art. 1]

4810. Purpose. The Planned Unit Development bylaw is designed to allow for unified developments in designated areas of Town. Through a comprehensive site plan a unified development containing a mixture of land uses and buildings is developed as a single entity. It is the intent of this provision to ensure sound planning and zoning practices while allowing certain desirable departures from the strict provisions of specific zone classifications.

1. Encourage flexibility in the design of development through a carefully controlled review process of particular plans within a particular zoning district.
2. Promote the use of multiple-story buildings and campus-like clustering of buildings to maximize the amount of available open space.
3. Encourage a less sprawling form of development which makes more efficient use of land, requires shorter networks of streets and utilities and which fosters more economical development and less consumption of developable land.
4. Provide an efficient procedure which will ensure appropriate high-quality design and site planning.
5. Promote high quality coordinated building and site design which buffers adjacent residential uses and protects both scenic and natural features.

4820. Definition. Planned Unit Development - A development of land as a single entity under the direction of a comprehensive site plan, in which a mixture of land uses, a variety of building types and designs, and open space are provided for in a coherent manner.

4830. Location. Planned Unit Developments may be located in the C-I (Small Business), C-II (Commercial), and I (Industrial) Districts.

4840. Dimensional Requirements. To be eligible for a planned unit development, the parcel must have at least 400 feet of frontage and have a minimum lot area of 80,000 square feet. There are no specific setback requirements, except a Perimeter Setback of 25 feet is required from the exterior property line.

4850. Procedural Requirements. All Planned Unit Developments require a special permit through the Planning Board. The Planning Board shall be the Site Plan Approval

Authority and Special Permit Granting Authority for all Planned Unit Developments. In addition to the Site Plan Submittal Requirements in Section 5400 and the Special Permit Requirements of Section 5300 of this Bylaw, site plans shall include:

1. Color renderings of facade elevations of all sides of all proposed new construction and renovations including proposed mature landscaping.
2. Color photographs showing the proposed building site and adjacent properties.
3. Drawings/cut sheets of all proposed lighting, signs, and pedestrian amenities as they are to be located on the property.
4. A landscaping plan that includes all existing and proposed vegetation with elevation views and a description of all plantings (include common names), size (upon planting and upon maturity), spacing, and numbers of plants.
5. Description of how the project will impact traffic conditions on streets and intersections likely to be affected by the project including the level of service, traffic flow, turning movements, sight distances, traffic controls, pedestrian movement and public transportation. Provide information on the average daily and peak hour traffic projections and directional distribution of site-generated traffic.

4860. Use Regulations.

1. Planned Unit Developments in the C-I or C-II Districts shall be a combination of non-residential uses allowed as of right or by special permit and may include multi-family dwellings and accessory apartments in the C-I District and dwelling units incidental to commercial or industrial uses in the C-I and C-II Districts. Planned Unit Developments in the Industrial District (I) shall be a combination of non-residential uses allowed as of right or by special permit. See Section 2230 Planned Unit Development.
2. Uses in a planned unit development shall comply with all other applicable sections of this Bylaw in addition to the required provisions of this section.
3. More than one principal building and use is permitted on a lot.
4. A building height of 48 feet is permitted.
5. One or more separate but contiguous parcels may be assembled to create a planned unit development. Proposed planned unit developments may include pre-existing uses and buildings provided they are integrated into the development plan. Planned unit developments may consist of land in more than single ownership and may be subdivided into separate lots provided all current and future owners and lots are bound by restrictive covenant(s) to the planned development permit approvals and to maintain the project as a single planned unit development. Subdivision of lots within a planned unit development after final approval of the site plan shall be

considered an amendment to the special permit and will require approval by the Planning Board.

4870. Access Requirements.

1. Entrances to planned unit developments shall be limited to one access point onto a public way. The Planning Board may grant additional access points to improve traffic circulation if deemed necessary.
2. Common driveways and parallel service drives are encouraged in the planned unit development to consolidate driveway openings to a few widely spaced locations.

4880. Utilities.

1. Planned unit developments shall be connected to the public water and sewer systems in accordance with the standards and specifications of the Town.
2. All utility lines shall be placed underground where physically feasible.

4890. Design Requirements.

1. Developments shall have an integrated design with respect to building placement, proportion, color, rooflines, and other architectural details.
2. Developments must incorporate human scale features such as landscaping, pedestrian plazas and other public spaces, first floor windows, pedestrian level lighting, benches, awnings and architectural details.
3. New buildings shall relate harmoniously to existing buildings on the site and to the surrounding neighborhood.
4. Boxy buildings should be softened with architectural details and landscaping. Pitched roof lines are encouraged.
5. Long unbroken facades must be avoided. The use of facade offsets, recesses, angular forms, and landscaping rather than ornamentation is encouraged to break up the mass of large or continuous walls.
6. The use of exterior building materials such as masonry, stone, wood, and brick is preferred.
7. Facade details and building elements shall be proportionate to the scale of the building.
8. The building's main entrance shall be clearly defined with architectural details such as raised parapets, peaked roofs, arches, canopies, and overhangs.

9. Rear or side facades visible from other uses, parking areas, or streets must be of finished quality and should be landscaped.
 10. Parking areas shall be located to the side or rear of buildings to the maximum extent feasible. Large expanses of parking should be broken up with internal landscaping and dedicated pedestrian walkways. The Planning Board may waive any of the requirements of Section 3100, Townwide Parking and Loading Requirements, to facilitate the flexible design of a PUD pursuant to this section.
 11. All mechanical equipment including, but not limited to, dish antennae, outdoor storage, transformers, HVAC units, and waste disposal areas shall be screened from public view.
 12. Lighting fixtures should complement the architectural design of the planned unit development and should utilize full cut-off downlighting.
 13. The placement of wall signs on individual buildings should complement the architectural design of the planned unit development. Wall signs in multi-tenanted buildings must be placed within the same sign band.
4895. Phasing Requirements. All applications for planned unit developments shall include sufficient information to evaluate total build-out of the site. The Planning Board may permit a phased schedule in accordance with an approved master site plan.
1. The initial construction phase shall provide sufficient on-site and off-site improvements to adequately serve the constructed portion independent of future phases, encourage completion of the build-out design, and minimize disruptions during future construction phases. Improvements shall include but are not limited to driveways, parking, sewer, water, stormwater systems, lighting, and landscaping. The Planning Board may permit phased construction of improvements if deemed appropriate.
 2. The applicant shall provide the Town with a performance guarantee to cover the costs of construction of the on-site and off-site improvements, subject to approval from the Planning Board, in the form of a performance bond or cash escrow.
 3. Any changes in use or amendments to subsequent development phases shall require approval by the Planning Board. Modifications or extensions to an approved phasing timetable shall not be considered substantive amendments.

4900. PERFORMANCE STANDARDS FOR MANUFACTURING, PROCESSING, ASSEMBLY OR FABRICATION. [Added 4-26-2010 ATM, Art. 1]

Manufacturing, processing, assembly, or fabrication which may be allowed by right according to Section 2230, must meet all of the Performance Standards of this Section 4900. In order for the Building Commissioner to make this determination in consultation with the Zoning Board of

Appeals (ZBA) the following information is required.

4910. Review and Submission Procedures.

1. Plan Filing Requirements.

The following plans and items shall be submitted to the Building Commissioner with an application form and three (3) copies of the drawings. Plans shall be prepared by a registered architect, registered landscape architect or professional engineer licensed in Massachusetts. The ZBA may waive one or more of the requirements for Plan Filing under Section 4930.

- a.) A locus map at a scale of 1"=1,000' inset within the plans noted below to identify the location of the proposed development.
- b.) A plan view at a scale not to exceed 1"= 100' showing location and dimensions of all existing and proposed buildings, parking areas and access roads on the site subject to this application. Clearly show the relationship between proposed and existing structures and adjacent lots within a radius of five hundred (500) feet.
- c.) A plan view at a scale not to exceed 1"= 40' showing the location and dimensions of all existing and proposed buildings, access points, parking areas, bicycle racks, roads, sidewalks, open spaces and utilities, including underground utility lines, water, sewer, electric power, telephone, gas, outdoor illumination and cable television.
- d.) A narrative identifying the type of business proposed, the hours of operation, and information on the types and quantities of hazardous materials which shall be used or stored on site in excess of household quantities.
- e.) A letter from the Superintendent of Wastewater Treatment Plant certifying that sufficient wastewater treatment capacity exists to accommodate the new use if sewer is needed.
- f.) A letter from the Superintendent of the South Deerfield Water Supply District or the Deerfield Fire District, as appropriate, certifying that there is sufficient water supply to accommodate the new use if needed.

4920. Performance Standards.

1. Daily traffic generation shall not exceed the greater of:
 - (i) an average of 150 new passenger vehicle trips per weekday as estimated using the number of employees expected or the average weekday trip rate for the proposed use, whichever is greater, from the Institute for Transportation Engineers Trip Generation Manual and an average of 16 truck trips per day [Note: do not include express delivery trucks (e.g. UPS or FedEx vehicles) in truck trip amount]; or
 - (ii) five percent (5%) of the existing daily traffic volumes based on actual traffic counts on the road where vehicles enter and exit the site and no more than 16 truck trips per day [Note: do not include express delivery trucks (e.g. UPS or FedEx vehicles) in truck trip amount].

and provided that the forecasted Level of Service (LOS) at all intersections serving the proposed use and the road segment(s) providing access remain at a LOS C or better.

2. Sound or noise levels may not exceed 50 dBA, at the boundary of the property, between 6 p.m. and 6 a.m.
3. Sound or noise levels may not exceed 65 dBA, at the boundary of the property, between 6 a.m. and 6 p.m.
4. Vibration, odor, or flashing at night that is perceptible without instruments may not occur beyond the parcel boundaries of the originating premises, except for warning devices or construction work.
5. The hours of operation must be no earlier than 6 a.m. and no later than 9p.m.
6. There is adequate wastewater treatment capacity and adequate water supply to accommodate the new or expanded use.
7. No increase in stormwater runoff to neighboring properties or roads.
8. On-site parking and loading areas sufficient to accommodate employees and truck deliveries must be provided.
9. Adequate screening of parking areas from abutting residential parcels and roadways shall be provided. A minimum five (5) foot wide buffer area shall provide adequate screening of the parking area from abutting residential uses. Such buffer area shall be planted with a combination of evergreen and deciduous shrubs that are at least five (5) feet in height. Solid wood fencing may also be used which may reduce the buffer area required.
10. Adequate provision for trash disposal and screening of refuse areas containing dumpsters or other containers shall be provided from abutting parcels and roadways. Solid wood fencing should be used unless an alternative acceptable to the ZBA is approved.
11. Lighting shall be pedestrian in scale with fixtures not exceeding sixteen (16) feet in height and cut-off fixtures that direct light downward should be used.
12. Lighting shall not produce direct illumination or glare beyond the property boundaries.
13. Stormwater Management and erosion and sedimentation control shall be consistent with the DEP's Stormwater Regulations and the Town of Deerfield's Stormwater Regulations as may be amended.
14. Hazardous materials stored or generated on site shall not exceed the amount for a Very Small Quantity Generator of Hazardous Waste as defined by the DEP pursuant to MassDEP regulations 310 CMR 30.000 and shall meet all requirements of the DEP including storage of hazardous materials in a building on an impervious surface that is not adjacent to any floor drains or which can discharge to the outdoor environment.

4930. Provision for Waivers.

The Zoning Board of Appeals may waive one or more of the requirements for Plan Filing under Section 4910 if the simplicity or scale of the project warrants such action. Request for waivers may be submitted at the time of the application or prior to the application by scheduling a meeting with the Zoning Board of Appeals. The applicant must provide sufficient information about the project to allow the Zoning Board of Appeals to make that determination.

4940. Enforcement.

The Building Commissioner shall ensure compliance with these performance standards at the application stage by requiring evidence of probable compliance, whether by example of similar facilities or by engineering analysis, verified by technical peer review.

4950. Tourism Overlay District. **[Added 10-4-2021 STM by Art. 10]**

4951. Purpose. It is the purpose of this Section 4950 to supplement the existing Town of Deerfield Zoning By-Law to provide regulating flexibility to encourage development of entertainment venues within the Tourism Overlay District (TOD) to enhance tourism to the Town of Deerfield while preserving open space, forested areas, and other scenic views.

4952. Overlay District. The Tourism Overlay District (TOD) is established as an overlay district and includes that area designated on a map entitled "Tourism Overlay District, Deerfield, MA" that is on file with the Town Clerk and the Building Commissioner and which is hereby incorporated in and made part of this By-Law. This map shall be considered as superimposed over other zoning districts established by this By-Law.

4953. Applicability. Buildings and land uses within the TOD shall be governed by the pertinent regulations applicable to the underlying zoning district (i.e., Residential Agricultural, Center Village Residential, Small Business Commercial, Industrial, Planned Industrial and Expedited Permitting District), except as modified by the provisions of this Section 4950.

4954. Uses.

- A. By Right Uses. The following uses shall be permitted by right within the TOD as either primary or accessory uses, notwithstanding anything contained in Section 2200 to the contrary:
 1. All uses permitted by right in the underlying zoning district.
 2. Craft Establishment. A "Craft Establishment" shall mean an establishment consisting of a brewery, distillery, winery, cidery, meadery and/or a similar establishment, under 150,000 gross square feet, specializing in the production of beer, distilled spirits, wine, cider, mead and/or other alcoholic beverages with retail sales for consumption on-premises (e.g., a taproom) and off- premises (e.g., cans and bottles to go), as may be permitted under Massachusetts law. A Craft Establishment may also have accessory uses including tastings, tours, beer production classes, wholesale retail, warehousing/storage, distribution of products, retail sales (e.g., merchandise and clothing) and restaurants. Retail sales of alcoholic beverages for off- premises consumption by a Craft Establishment may include curbside and/or drive-through service, as may be

permitted under Massachusetts law. On- premises consumption at a Craft Establishment is permitted with or without table service and may occur outside. A Craft Establishment may also host catering businesses and/or mobile food vendors, operated by third parties, including, but not limited to, food trucks. Catering businesses and mobile food vendors shall be subject to all requirements of the Town of Deerfield Board of Health.

3. Assembly, bottling, fabrication, manufacture, processing of local or craft beverages or products, under 50,000 gross square feet, including, but not limited to, coffee and non-alcoholic beverages, and the accessory and incidental wholesale retail, warehousing, distribution and retail sale of such products.
 4. Establishments for the preservation and public exhibition of objects of cultural or educational value including, but not limited to, museums.
 5. Sporting events, but not facilities, including, but not limited to, cycling races, foot races, triathlons, ultra-marathons, and other sports related events.
 6. Festivals, temporary in nature (e.g., one day or multi-day events), including, but not limited to, food truck festivals, car shows, beer and/or wine festivals, beverage festivals, culinary festivals, arts festivals, and hot air balloon festivals.
 7. Arts based uses and events including, but not limited to, art museums, art shows, artisan studios, art galleries (including exhibition and sale by auction) and theaters.
 8. Concerts, shows and live entertainment events including, but not limited to, ticketed events.
 9. Professional events including, but not limited to, seminars, conferences, professional workshops and trade shows.
 10. Event space for private events including, but not limited to, weddings.
 11. Municipal events including, but not limited to, parades, celebrations, community gatherings and holiday celebrations.
 12. Farmers' markets meaning a temporary market where multiple producers of food, plants, flowers or other products sell their products directly to consumers on an occasion or recurring basis.
 13. Events sponsored by or on behalf of non-profit or charitable organizations, including, but not limited to, fundraisers.
- B. Special Permitted Uses. The following uses shall be permitted by special permit within the TOD as either primary or accessory uses, notwithstanding anything contained in Section 2200 to the contrary:
1. Campgrounds offering temporary accommodations for travelers and other transient guests including, but not limited to, the use of tents and recreational vehicles; provided, however, that camping events shall occur no more than three (3) times per calendar year, and for no more than four (4) consecutive days per

event.

2. A Craft Establishment with a gross floor area over 150,000 square feet.
3. Assembly, bottling, fabrication, manufacture, processing of local or craft beverages or products, over 50,000 gross square feet, including, but not limited to, coffee and non-alcoholic beverages, and the accessory and incidental wholesale retail, warehousing, distribution and retail sale of such products.
4. Hotels offering commercial lodging for travelers and other transient guests, that may include uses accessory to the principal use, such as meals, entertainment, retail stores, recreation facilities and other amenities.
5. Commercial Recreation, Outdoors, as defined in the Zoning By-Law.

- C. Special Permit Granting Authority; Additional Uses. The special permit granting authority for purposes of this Section 4950 shall be the Planning Board. Any entertainment or tourism activities and uses not permitted by right or referenced above in this Section 4954 may be permitted by grant of special permit by the Planning Board subject to the evaluating the criteria in Section 5320.

4955. Site Plan Review; Performance Standards for Manufacturing, Processing, Assembly or Fabrication. Uses provided in Section 4954 shall be subject to the site plan review in accordance with Section 5400, except no change of use related to temporary events, as reasonably determined by the Town of Deerfield Building Commissioner, shall trigger site plan review. By Right Uses permitted by Section 4954 in Tourism Overlay District shall not be subject to the Performance Standards for Manufacturing, Processing, Assembly or Fabrication provided in Section 4900 except for Performance Standards 1. (traffic generation), 2. (Sound or Noise levels) and 14. (Hazardous Materials) of Section 4920 Performance Standards which shall apply.

4956. Dimensional Requirements. Buildings and structures within the TOD shall be subject to the dimensional requirements in Section 2300. Notwithstanding Section 2253 to the contrary, within the TOD, a pre-existing, nonconforming structure may be altered without a special permit from the Board of Appeals under any of the following circumstances:

1. There is no extension or expansion of the exterior of the pre-existing, non-conforming structure.
2. The extension or expansion is made for the purpose of conforming to the building code for health and safety purposes and/or compliance with accessibility requirements.
3. The extension or expansion conforms to the dimensional requirements of the Zoning By-Law.

4957. Parking and Loading Requirements. Off-street parking within the TOD shall comply with the following standards and location requirements and shall not be subject to the provisions of Section 3100, except as otherwise provided in this Section 4957:

1. The minimum required number of parking spaces within the TOD shall be

Use	Minimum Number of Parking Spaces
Manufacturing	1 per 1,000 square feet of gross floor area
Warehousing and/or storage	1 per 5,000 square feet of gross floor area
Retail	1 per 500 square feet of gross floor area
Tap room and/or restaurant	1 per 100 square feet of gross floor area, including designated outdoor service areas

All other uses shall be subject to the off-street parking requirements provided in Section 3130. The parking calculation shall be calculated cumulatively for the entire property.

2. The Planning Board may reduce the minimum required number of off-street parking spaces by special permit in accordance with Section 3120.
3. Parking lots shall be designed in accordance with Section 3140, driveways shall be designed in accordance with Section 3150 and adequate off-street loading facilities and spaces shall be provided in accordance with Section 3160.
4. Off-street parking for large scale events of a temporary nature held within the TOD may be provided on a separate parcel (the "Auxiliary Parking Lot") in the TOD provided the operator of the large-scale event enters into an agreement for the use of such separate parcel and provides transportation (e.g., shuttles or buses) for patrons to and from the Auxiliary Parking Lot. There shall be no maximum distance from the Auxiliary Parking Lot to the property hosting the large-scale event. A large-scale event means an event where the anticipated number of patrons will exceed on site available parking.

4958. Open Space Requirements. At least twenty-five percent (25%) of the lot within the TOD shall be preserved as open space. A minimum of seventy five percent (75%) of open space shall be maintained as natural vegetation area except that plantings, the installation, repair, maintenance of footpaths, active or passive recreational uses, underground utilities, drainage structures and facilities and such other construction shall be permitted. Open space areas may include wetlands, streams and other jurisdictional areas. The open space shall be protected by a recorded restriction enforceable by the Town of Deerfield. The designated open space area may be relocated upon the mutual agreement of the Town of Deerfield Selectboard and the property owner following the recording of the restriction.

4959. Modification of Requirements. Upon the request of an applicant or property owner, the application of the requirements of this Section 4950 may be modified by the grant of a special permit by the Planning Board upon its determination that the intent and purposes of this Section 4950 would be better served by granting the requested relief and consideration of the criteria in Section 5320.

ARTICLE V. ADMINISTRATION.

5100. ADMINISTRATION.

5110. Permits. This By-Law shall be administered by the Building Commissioner. Pursuant to the State Building Code, the Building Commissioner may require such plans and specifications as may be necessary to determine compliance with all pertinent laws of the Commonwealth. Buildings, structures or signs may not be erected, substantially altered, moved, or changed in use and land may not be substantially altered or changed in principal use without written certification by the Building Commissioner that such action is in compliance with then-applicable zoning, and that all necessary permits have been received under federal, state, or local law. Issuance of a Building Permit or Certificate of Use and Occupancy, where required under the Commonwealth's State Building Code, may serve as such certification.

5120. Enforcement. The Building Commissioner shall institute and take any and all such action as may be necessary to enforce full compliance with any and all of the provisions of this By-Law and of permits and variances issued thereunder, including notification of noncompliance and request for legal action through the Selectboard to Town Counsel. [Amended 6-12-2021 ATM by Art. 15]

5130. Penalties. The penalty for violation of any provision of this By-Law, of any of the conditions under which a permit is issued, or of any decision rendered by the Board of Appeals shall be Three Hundred dollars (\$300.00) for each offense. Each day that each violation continues shall constitute a separate offense.

5200. BOARD OF APPEALS.

5210. Establishment. There is hereby established a Board of Appeals which shall consist of five members and two alternate members, who shall be appointed and act in all matters under this By-Law in the manner prescribed in G.L. c. 40A.

5220. Powers. The Board of Appeals shall have and exercise all the powers granted to it by Chapters 40A, 40B, and 41 of the General Laws and by this By-Law. The Board's powers are as follows:

5221. To hear and decide applications for special permits. Unless otherwise specified herein, the Board of Appeals shall serve as the special permit granting authority, to act in all matters in accordance with the provisions of Section 5300, or as otherwise specified.

5222. To hear and decide appeals or petitions for variances from the terms of this By-Law, with respect to particular land or structures, as set forth in G.L. c. 40A, s. 10. The Board of Appeals shall not grant use variances in any residential district of the Town.

5223. To hear and decide appeals taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of G.L. c. 40A, ss. 8 and 15.

5224. To hear and decide comprehensive permits for construction of low or moderate income housing by a public agency or limited dividend or nonprofit corporation, as set forth in G.L. c. 40B, ss. 20-23.

5310. Special Permit Granting Authority. Unless specifically designated otherwise, the Board of Appeals shall act as the Special Permit Granting Authority.

5315. Impact Statement. The Special Permit application must be accompanied by an impact statement. The Impact Statement shall detail the probable effects of the project, subdivision proposal, or development on the following positive or negative aspects of concern to the Town:

1. attendance at public schools;
2. increase in vehicular traffic, impact on traffic congestion, and impact on vehicular and pedestrian safety at intersections with public ways (e.g. safe sight distances);
3. changes in the number of legal residences;
4. provision of housing for Town residents including housing for persons of low and moderate income, if applicable;
5. impact on demand for municipal services such as police, fire, ambulance, road maintenance, garbage collection and disposal, and school transportation;
6. impact on demand for public water supplies and sewage treatment;
7. public safety concerns related to crime, acts of terrorism, etc.;
8. changes in tax revenue;
9. creation or retention of jobs;
10. changes in surface drainage and stormwater runoff;
11. increased consumption of groundwater;
12. water, air, noise, or light pollution;
13. land erosion or loss of tree cover;
14. disturbance of other aspects of the natural ecology including displacement of natural habitats;
15. impact of development on scenic views;
16. harmony with the character of the surrounding neighborhood;
17. preservation of historic and other cultural resources; and
18. other impacts such as energy conservation, support of local products or manufacturers, creation of parks, pedestrian facilities or bike paths, preservation of open space, etc.

5320. Criteria. Special permits may be granted by the Special Permit Granting Authority upon its written determination that benefits of the proposed use outweigh its detrimental impacts on the town and the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any criteria set forth in specific provisions of this by-law, the determination for all Special Permits herein shall include consideration of each of the following:

5321. Social economic, or community needs which are served by the proposal;
5322. Traffic flow and safety, including parking and loading;
5323. Adequacy of utilities and other public services;
5324. Neighborhood character and social structures;
5325. Impacts on the natural environment;
5326. Potential fiscal impact, including impact on town services, tax base, and employment;

- 5327. Adequacy of Town capacity to service the premises, considering existing roads, town equipment, and other municipal services and resources;
- 5328. Impacts on adjoining premises from water, air, noise or light pollution and other disturbances is avoided or minimized; and
- 5329. Avoid or minimize topographic change, removal of mature trees or other botanical assets, removal of cover vegetation, risk of erosion or siltation, increased storm water runoff from the site, or displacement of natural habitats.

5330. Procedures. Whenever an application for a special permit is filed with a special permit granting authority, the applicant shall also file, within three (3) working days of the filing of the completed application with said authority, copies of the application, accompanying site plan, and other documentation, to the Board of Health, Conservation Commission, Building Inspector, Director of Public Works, Police Chief, Fire Chief, for their consideration, review, and report. The copies necessary to fulfill this requirement shall be furnished by the applicant. An application shall not be deemed complete until all copies of required information and documentation have been filed with the special permit granting authority. Said authority shall notify applicants by registered mail, within 14 days of submittal, of incomplete application status, and the applicant shall have 14 days from the mailing of such notice to complete an application. Failure to complete an application within such time shall result in a return of all materials to the applicant, without prejudice. Reports from other boards and officials shall be submitted to the special permit granting authority by the date of the public hearing, but in any case within thirty-five (35) days of receipt of the reviewing party of all of the required materials; failure of these reviewing parties to make recommendations after having received copies of all such required materials shall be deemed a lack of opposition thereto. In the event that the public hearing by the special permit granting authority is held prior to the expiration of the 35 day period, said authority shall continue the Public Hearing to permit the formal submission of reports and recommendations within that 35 day period. The Decision/Findings of the special permit granting authority shall contain, in writing, an explanation for any departures from the recommendations of any reviewing party.

5340. Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the Special Permit Granting Authority may deem necessary to serve the purposes of this By-Law.

5350. Plans. An applicant for a special permit shall submit a plan in substantial conformance with the requirements of Section 5300, Section 5450 Plan Specifications, and Section 3700. Environmental Regulations.

5360. Lapse. Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within 24 months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in G.L. c. 40A, s. 17, from the grant thereof) with the Town Clerk.

5400. SITE PLAN REVIEW. [Amended 4-26-2010 ATM, Art. 1; 4-25-2011 ATM, Art. 7; 4-30-2012 ATM, Art 7; 4-30-2018 ATM, Art. 27; 6-12-2021 ATM by Art. 22]

5410. Applicability. The following types of activities and uses require site plan review by the Planning Board:

5411. For a municipal, institutional, commercial, industrial, or multi-family structure: 1) a change of use; or 2) construction, exterior alteration, or exterior expansion that will cumulatively add more than 600 square feet over a three-year period;

5412. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure which results in a cumulative total of 10 or more parking spaces or 2,000 square feet of parking area;

5413. Grading, clearing, or other land development activity EXCEPT for the following: landscaping on a lot with an existing dwelling, clearing necessary for percolation and other site tests, or work in conjunction with an approved subdivision plan or earth removal permit.

5414. Outdoor storage, sales or display associated with any retail use:

5415. Construction or expansion of a Large-Scale Ground-Mounted Solar Electric installation or a Medium Scale Ground Mounted Solar Electric Installation.

5416. Flexible Developments as authorized in Section 3500;

5417. Planned Unit Developments as authorized in Section 4800;

5418. Marijuana Establishments as authorized in Section 4660;

5419. Any use listed in Section 2230, Use Regulation Schedule, or in other sections of this bylaw as requiring Site Plan Review.

5420. Green Development Performance Standards. All uses requiring Site Plan Review in Section 5410 shall also demonstrate compliance to the Planning Board with the Green Development Performance Standards herein, before a Building Permit may be issued. Applicants shall, to the maximum extent practicable, meet the standards for:

- (a) Limits to Site Disturbance (see Section 5481);
- (b) Tree Preservation (see Section 5482);
- (c) Orientation of Buildings for Solar Access (see Section 5483);
- (d) Landscaping and Water Reduction (see Section 5484);
- (e) Protection and Buffering of Land in Agricultural Use (see Section 5485);
- (f) Parking and Trip Reduction (see Section 5486);
- (g) Pedestrian and Bicycle Access (see Section 5487);
- (h) Storage of Hazardous Materials (see Section 5488);
- (i) Light Pollution Reduction (see Section 5489);
- (j) Collection and Storage of Recyclables (see Section 54891);

(k) Construction Waste Management and Topsoil Recovery (see Section 54892);

5430. Definitions

Best Management Practices (BMPs): Practices that have been determined to be the most effective and practicable means of preventing or reducing undesirable environmental impacts.

Blue Roof: A blue roof is a roof design that is explicitly intended to store rainfall or other precipitation, through a detention stormwater management practice that provides temporary storage and slow release of rainwater on a rooftop.

Complete Streets: Streets that are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Conditioned Square Footage: A building's room area that is heated in the winter and/or air conditioned in the summer.

Critical Root Zone (CRZ): The critical root zone (also known as essential root zone) is the portion of a tree's root system that is the minimum necessary to maintain the stability and vitality of the tree. It can be calculated by using the following formula: tree trunk diameter at breast height X 2, then convert to feet. For example, for a tree with a trunk diameter of 10 inches, the critical root zone would have a diameter of 20 feet.

Drip Line: The circle that could be drawn on the soil around a tree directly under the tips of its outermost branches. Rainwater tends to drip from the tree at this point.

Floor Area Ratio: The ratio of the gross floor area of buildings on a certain location to the size of the land of that location.

Green Roof: A green roof or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Gross Floor Area: The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The "floor area" of a building shall include basement floor area when more than one-half of the basement height is above the established curb level or above the finished lot grade level where curb level has not been established, elevator shafts and stairwells at each floor, floor space used for mechanical equipment — except equipment, open or enclosed, located on the roof — penthouses, attic space having headroom of seven feet, ten inches or more, interior balconies and mezzanines, and enclosed porches, and floor area devoted to accessory uses.

Infiltration: The downward movement of water from the surface to the subsoil.

Land in Agricultural Use: Land used for the primary purpose of commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture, on land parcels of five acres or more.

Low Impact Development (LID): A set of approaches that seeks to mimic a site's pre-development hydrology by using design techniques that infiltrate, filter, store, evaporate and detain runoff close to its source. Instead of conveying, managing and/or treating stormwater in

large, end-of-pipe facilities, LID utilizes small-scale, decentralized practices that infiltrate, treat, evaporate, and transpire rain water and snow melt. These practices include bioretention areas, grassed swales, rain gardens, reduced impervious areas, preservation of open space, increased development density, smaller lot sizes, reconfiguration of lots, green street and parking designs, and alternative structural stormwater treatment methods.

"Parties in Interest" shall include: the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.

Pre-development: The conditions that exist at the time that plans for the land development of a tract of land are submitted to the Planning Board. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first plan submission shall establish pre-development conditions.

Recharge: The process by which groundwater is replenished by precipitation through the percolation of runoff and surface water through the soil.

Specimen Trees: Trees that are of large diameter in excess of 24 inches measured at a height of 4.5 feet, have historic significance or are part of an historic site, are designated as a champion tree by town, state or federal government, are a rare, threatened or endangered species, or have exceptional beauty in canopy or shape.

5440. Procedures.

5441. Application. Prior to the commencement of any activity set forth in Section 5410, the project proponent shall obtain site plan approval from the Planning Board. Applicants for site plan approval shall submit an original and nine (9) hard copies of the site plan review application to the Town Clerk on behalf of the Planning Board for review at a regularly scheduled meeting along with an electronic copy, via email, USB drive or similar medium containing a Standard Digital File (SDF) as defined by Version 2.0 of the MassGIS Standard for Digital Plan Submittals to Municipalities (October 2007) and a copy of the original CADD file in PDF format plus accompanying documents in PDF format.

5442. Distribution of the Application. Within three business (3) days thereafter, administrative staff shall distribute copies of the site plan to the Board of Health, Director of Public Works, Police Chief, Fire Chief, the Building Inspector, Conservation Commission, and Selectboard for their advisory review and comments. Said boards and officials shall have twenty-one (21) days from the receipt of the site plan to make a written recommendation to the Planning Board. Failure to respond or provide comments within twenty-one (21) days shall be deemed to constitute no objection to the application.

5443. Application Fee. An application for site plan approval shall be accompanied by a fee, as set forth in the Planning Board's Rules and Regulations.

5444. Pre-submittal Meeting. Prior to filing an application for Site Plan review, all applicants for Site Plan Review shall meet with the Building Commissioner and town administration to discuss the application. In addition, Applicants are encouraged to meet informally with the Planning Board prior to submission of a formal application for Site Plan Review.

5445. Hearing Process, Time Limits and Decision. The Planning Board shall hold a public hearing, for which notice has been given as required in the Massachusetts Zoning Act, MGL Chapter 40A, on any application for Site Plan Review within 35 days from the date of filing of a complete application. The decision of the Planning Board, with such conditions as may be deemed appropriate, shall be made within 60 days of the close of the Public Hearing. The time limits for a public hearing and action may be extended by written agreement between the petitioner and the Planning Board. The decision of the Planning Board shall be upon a majority of those present and shall be in writing.

5446. Public Hearing. Public Hearings are required for all Site Plans filed. The applicant shall obtain a list of abutters, and all "parties in interest" as defined herein and in G.L. c. 40A, s. 11, from the Deerfield Assessor's Office, and shall attach the list to the application when filed. At least fourteen (14) days prior to the day of the Public Hearing, written notices shall be sent by the administrative staff by certified mail at the applicant's expense to the parties in interest. Legal notice of the public hearing shall be published at the applicant's expense in a newspaper of general circulation in the town in each of two (2) successive weeks, the first publication to appear not less than fourteen (14) days prior to the day of the Public Hearing. Notice of the Public Hearing shall also be posted in a conspicuous place in Town Hall for a period of not less than fourteen (14) days before the day of such hearing.

5447. Fees: An application for site plan approval shall be accompanied by a fee, as set forth in the Planning Board's Rules and Regulations.

5448. Consolidation of Procedures. Where the Planning Board serves as the special permit granting authority, it shall consolidate site plan review into the special permit procedures and the timetable for decision shall conform thereto.

5449. Site Plan Contents and Submittals. The Application requirements in section 5440 above shall include the following:

5450. Plan Specifications. Plans subject to this section shall be submitted on 24-inch by 36-inch sheets. Plans shall be prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal. All plans shall have a minimum scale of 1" = 40' and shall include the following:

- a. All boundary line information pertaining to the land sufficient to permit location of same on ground with existing and proposed topography at 2 foot contour intervals and the location of wetlands, streams, waterbodies, drainage swales, areas subject to flooding and unique natural features;
- b. Existing and proposed buildings and structures, including fences, loading areas, accessory buildings, signs, waste disposal areas, and storage areas, with proposed building elevations as renderings; utilities and snow disposal methods;
- c. Water provision, including fire protection measures;
- d. Sanitary sewerage;
- e. Storm drainage, including means of ultimate disposal and calculations to support maintenance of the requirements in the Planning Board's Subdivision Rules and

Regulations. Projects must comply with the Deerfield general bylaws, Chapter 155, (Stormwater) and Planning Board stormwater regulations.

- f. Parking, walkways, driveways, and other access and egress provisions. A detailed Traffic Impact Statement is required in each case where a proposed new building, use or project will contain more than 4,000 square feet, or will include one of the following uses which generates high volumes of trips: motor vehicle service station or bank. The Traffic Impact Statement shall contain:
- (1) A description of estimated daily (including peak season) and peak-hour vehicle trips to be generated by the site and traffic flow patterns for vehicles, bicycles and pedestrians showing adequate access to and from the site and adequate circulation within the site;
 - (2) Traffic flow patterns at the site including entrances and egresses, loading and unloading areas, and curb cuts on site and within one hundred feet of the site;
 - (3) A detailed assessment of the traffic safety impacts of the proposed project or use on the carrying capacity of any adjacent highway or road, including the projected number of motor vehicle trips to enter or depart from the site estimated for daily hour and peak hour traffic levels, road capacities, and impacts on intersections;
 - (4) A plan to minimize traffic and safety impacts through such means as physical design and layout concepts, staggered employee work schedules, promoting use of public transit or carpooling, or other appropriate means; and
 - (5) An interior traffic and pedestrian circulation plan designed to minimize conflicts with safety problems.
- g. Existing and proposed exterior lighting in accordance with the Light Pollution Reduction standards set forth in Section 5499;
- h. Plans shall include a Tree Inventory and Landscaping Plan that identifies significant groups of trees or individual specimen trees (including species, size and health), within the area proposed to be disturbed by the development, prepared by an Arborist, Landscape Architect, Ecologist, or other qualified professional. The plan shall identify existing trees 6" caliper or larger at breast height (4.5 feet above ground) and existing tree/shrub masses; proposed planting, landscaping, and screening. It shall also:
- (1) Note any wooded environmentally sensitive areas, such as floodplains, stream corridors, steep slopes, rare species habitat or wetland buffer zones;
 - (2) Indicate whether each tree or grouping of trees are recommended for preservation, transplant, or removal;
 - (3) Describe provisions for the protection, maintenance and management of trees to be preserved, including the location of protective fencing, and replacement of any trees moved or lost during construction. Show that project grading changes, structures, construction work zones, and areas for storing construction materials and debris will not occur within the drip line or critical root zone of any trees or groupings of trees designated for protection;

- (4) Identify the location, condition, and species for all larger individual trees with a circumference at breast height (4.5 feet above ground) of 25 inches or greater.
- i. The location, dimensions, height, color, illumination and characteristics of existing and proposed signs;
- j. A table containing the following information:
 - (1) Maximum area of building to be used for sales offices, business, industrial or other uses;
 - (2) Maximum number of employees, where applicable;
 - (3) Maximum seating capacity, where applicable;
 - (4) Number of parking spaces existing or required for the intended uses.
- k. An illustration of the location and a description of proposed open space or recreation areas.
- l. A plan for the control of erosion, dust and silt, both during and after construction, temporary and permanent erosion control, and protection of water bodies is required. The plan must conform to the most recent version of the Massachusetts Erosion and Sedimentation Control Guidelines by the Massachusetts Executive Office of Energy and Environmental Affairs.
- m. Compliance with all applicable provisions of this Zoning By-Law;
- n. Certified list of abutters;
- o. Application fees and inspection fees, as set forth in the rules and regulations of the Planning Board.

5451. Assessment of Impacts. During the hearing process, the Planning Board may require further or additional assessments of the on-site and off-site impacts of the proposed project, including traffic, drainage, noise, and other environmental factors. The Planning Board may require that such assessments be prepared by qualified experts at the applicant's expense.

5452. Lack of Complete Application. Any application submitted which fails to include the required materials shall not be accepted until the application is complete.

5460. Waiver of Technical Compliance. The Planning Board may, in its sole discretion, upon written request of the applicant, waive any of the technical requirements of this Section where the project involves relatively simple development plans.

5470. Criteria for Approval. Site Plan approval requires a majority vote of the Planning Board and shall be granted upon determination by the Planning Board that the following conditions have been satisfied. The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to ensure that the following conditions have been satisfied. Any new building construction or other site alteration shall provide adequate access to

each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. (Editor's Note: See Ch. 264, Subdivision of Land) New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to:

5471. Minimize the volume of cut and fill, the number of removed trees 6" caliper or larger, (at 4.5 feet above the ground) the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air and water pollution;

5472. Maximize pedestrian and vehicular safety both on the site and egressing from it;

5473. Minimize obstruction of scenic views from publicly accessible locations;

5474. Minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned;

5475. Minimize glare from headlights through plantings or other screening;

5476. Minimize lighting intrusion through use of such devices as cut-off luminaires confining direct rays to the site;

5477. Minimize unreasonable departure from the character and scale of building in the vicinity, as viewed from public ways;

5478. Minimize contamination of groundwater from on-site waste-water disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances;

5479. Maximize employment of the Green Development Performance Standards (see Section 5480);

54795. Achieve compliance with the provisions of this Zoning By-Law, including parking and landscaping.

5480. Green Development Performance Standards.

The Planning Board shall review and evaluate whether the Site Development Plan maximizes consistency with the following Green Development Performance Standards. The Site Development Plan shall also meet the requirements of Section 3700. Environmental Regulations, and Section 3300. General Landscaping Requirements and other applicable provisions of this Zoning Bylaw.

5481. Limits to Site Disturbance

- (a) Applicants shall demonstrate that they will minimize land clearing, alteration of natural topography and features, destruction of vegetation, soil compaction, destruction of wildlife habitat, prevent pollution of water resources, damage to root systems and associated environmental impacts, in order to preserve open space and undisturbed land.

- (b) The site design shall preserve natural topography outside of the development footprint to reduce unnecessary land disturbance and to preserve natural drainage channels on the site.
- (c) The site design shall minimize and balance cut and fill, to reduce total land disturbance and minimize the importing or exporting of earth materials from the site.
- (d) To the maximum extent feasible, the site design shall protect hilltops and scenic views. Placement of buildings, structures, or parking facilities shall minimize negative impacts to the site's scenic qualities and shall blend with the natural landscape. Building sites shall be directed away from the crest of hills, and foundations shall be constructed to reflect the natural terrain.
- (e) Sites shall be designed to avoid impacts to rare and endangered species and wildlife habitat on a site, including Biomap Core Habitat and Priority Habitat areas, and to maintain contiguous forested areas.
- (f) Sites shall be designed to prevent impacts to aquifer recharge areas and water supply reservoir watershed areas for public drinking water supplies.
- (g) Limit-of-work controls (also known as perimeter controls or development envelopes) for structures, driveways, parking, wastewater disposal, lawn areas, utility work, and any grading associated with the development shall be installed and maintained to establish the disturbance limits of clearing and grading activities.
- (h) Efforts to minimize the clearing and grading on a site associated with construction activities shall be employed, such as parking of construction vehicles, offices/trailers, and stockpiling of equipment/materials in areas already planned for permanent structures, and not in areas of protected trees, wetlands, and/or their vegetated buffers.
- (i) The extent of a site exposed at any one time shall be limited through phasing of construction operations. Timely re-vegetation of disturbed areas shall occur immediately after grading is complete.
- (j) Except on urban and infill sites where higher density development has been determined to be desirable, clearing of vegetation and alteration of topography should be limited to 35% of the site for residential uses, or 40% of the site for commercial, industrial or institutional uses. Native vegetation shall be planted in disturbed areas as needed to enhance or restore wildlife habitat.

5482. Tree Preservation.

- (a) The Planning Board shall review and evaluate whether the Site Development Plan maximizes:
 - (1) Preservation of open space and trees on the site; and
 - (2) Retention of existing stands of trees, trees at the site perimeter, contiguous vegetation with adjacent sites, and specimen trees.

- (b) Forested areas should be preserved if they are located in areas also including:
 - (1) Wetlands, waterbodies and their buffers;
 - (2) Critical wildlife habitat areas; or
 - (3) Slopes over 25 percent.
- (c) Trees with a circumference of 60 inches at breast height (4.5 feet above ground), or a diameter of 19 inches, shall be preserved. The entire area within the dripline and critical root zone of preserved trees, including understory vegetation, should be retained in an undisturbed state.
- (d) Any trees, identified for preservation in Section 5482 above, that are removed or lost during construction shall be replaced. Replacement tree shall be native tree species, and shall be species that promote forest diversity and carbon sequestration, for example, sugar maple, red oak, beech, red maple, white ash and birch. For each tree over 19 inches in diameter that is removed or lost, a replacement tree with a diameter of at least 4 inches shall be planted on the site.
- (e) Transplanting methods that maximize plant survival shall be used.
- (f) Prior to clearing, excavation, grading or other construction activities, all vegetation to be retained shall be surrounded by temporary protective fencing (i.e. orange construction fencing) or other measures. All trees on adjacent properties whose drip lines extend into the project site shall also be protected. Barriers shall be constructed outside the dripline and critical root zone of all vegetation to be protected.
- (g) Materials shall not be stored within the drip line of trees to be protected.
- (h) Additional Best Management Practices shall be used to protect trees during construction (i.e. pruning, soil aeration, trunk wrapping, root pruning, watering).
- (i) All protective measures shall be maintained until all construction work is completed, the site is cleaned up, and final approval is given by the Building Commissioner.

5483. Orientation of Buildings for Solar Access.

- (a) The Planning Board shall review and evaluate whether the Site Development Plan is compatible with the following design guidelines, to the extent feasible based on lot configuration and size:
 - (1) Building orientation takes advantage of passive solar heat gain in the winter by orienting buildings with the longest axis facing east-west. The long axis of a building should face within 10 degrees of due south if possible, and not more than 30 degrees off of due south.

5484. Landscaping and Water Reduction.

- (a) The Planning Board shall review and evaluate whether the Site Development Plan has environmentally sensitive landscaping features, including:

- (1) Maximum use of native plants and landscaping with low maintenance requirements, and that require little or no irrigation.
- (2) Minimized use of potable water for landscape irrigation, including installing high-efficiency irrigation systems, using mulch to prevent water evaporation, irrigating with captured rainwater, and reusing building grey water, where feasible.
- (3) Incorporation of Low Impact Development practices for stormwater management, in conformity with Deerfield bylaws, Chapter 155, Stormwater, and Planning Board stormwater regulations. (See Town of Deerfield "Best Development Practices Guide".

5485. Protection and Buffering of Land in Agricultural Use.

- (a) Applicants shall, to the extent feasible, avoid development of land in agricultural use, using the following practices:
 - (1) Select development sites that reduce impacts to land in active agricultural use;
 - (2) If the development will take place on land in agricultural use, minimize impacts through cluster design or other open space preservation techniques.
 - (3) If the development site is adjacent to land in agricultural use, the site plan shall:
 - i. Provide screening by installing landscaped buffers at property lines that abut land in agricultural use;
 - ii. Prevent stormwater runoff from impermeable surfaces from entering adjacent land in agricultural use.

5486. Parking and Trip Reduction.

- (a) The Planning Board shall review and evaluate whether the Site Development Plan meets the following standards to reduce parking and personal vehicle trips, and to support walking, cycling, and use of alternative transportation:
 - (1) Parking:
 - a. The site design shall reserve parking spaces for electric vehicles, compact cars, low emission vehicles, and/or carpools and vanpools. To the extent feasible, set aside 10% of all parking spaces for carpools and fuel efficient vehicles. Locate these spaces in preferred locations nearest to buildings.
 - b. Through the Site Plan Approval process, the Planning Board may reduce parking requirements, based on information that demonstrates the proposed use will have reduced parking demand. Applicants may estimate parking demand based on the type of use involved, its location, and other relevant considerations.
 - (2) Trip Reduction:

- a. Designate and clearly mark areas for carpool and vanpool drop off/pick up and parking.
- b. Encourage use of mass transit, where available, by designating areas for bus stops or shuttle services, and/or through other measures.
- c. Reduce on-site driving through efficient design of roads and parking areas.

5487. Pedestrian and Bicycle Access.

- a. Applicants shall demonstrate that the development will, to the extent feasible, provide accessibility for pedestrians and bicycle use within the development and from the development to adjacent properties, including:
 - (1) Sidewalks are required in all residential subdivisions, and for all commercial, industrial and civic uses.
 - (2) Bicycle racks and other bicycle amenities are encouraged in all developments.
 - (3) Linkages to town-wide or regional bicycle/pedestrian pathways are encouraged in all developments.
 - (4) Bicycle and pedestrian pathways are encouraged for improved internal circulation within large developments, and should be linked to adjacent properties, pathways, sidewalks and transit stops wherever feasible.
 - (5) Within commercial, civic and office developments larger than 50,000 square feet, provide secure bicycle racks or other bicycle storage, shower and changing rooms. For multifamily residential buildings, provide covered bicycle storage facilities for 15% or more of all building occupants.
 - (6) When developing new roads, provide safe and convenient routes for bicyclists, pedestrians and vehicles. Refer to "Complete Streets" principles when designing new roads. Provide a Site Circulation Map that shows vehicle, pedestrian and bicycle routes within the site.

5488. Storage of Hazardous Materials.

- a. Applicants shall describe and locate all hazardous materials that will be stored on site.
- b. All hazardous materials that are stored on site must be stored to prevent releases to the environment, in accordance with the regulations of the U.S. Environmental Protection Agency, the Uniform Fire Code (UFC) and the International Fire Code (IFC).

5489. Light Pollution Reduction.

- a. Applicants shall demonstrate that the development will, to the extent feasible, minimize light pollution, including glare and light trespass, while maintaining safety,

visibility and security of individuals and property. The Planning Board shall review and evaluate whether the Site Development Plan meets the following standards to reduce light pollution:

- (1) All outdoor lighting shall have full cutoff fixtures. Cutoffs shall shield bulbs from visibility.
- (2) General site lighting shall focus light downwards in order to prevent light from going upwards or reaching off-site areas. The horizontal plane of the bottom of lamp fixtures shall not exceed 90 degrees. No up lighting is allowed: parking, security and aesthetic lighting shall shine downward.
- (3) Spotlights used to illuminate buildings, signs or specific site features shall be targeted on such objects so as to prevent direct up lighting. Cutoffs shall limit lighting to a 45 degree angle above the horizontal plane.
- (4) Upward search or spotlighting of the sky for entertainment or advertising purposes is prohibited.
- (5) Lighting shall be shielded to prevent direct glare and light trespass and shall be contained to the target area to the extent feasible.
- (6) Color temperature of any outdoor light source shall not exceed 3500 Kelvin.
- (7) All nonessential lighting, including display, parking and sign lighting, shall be automatically turned off after business hours, leaving only the lighting necessary for site security.
- (8) For each interior light, the design should prevent strong intensity light from exiting through windows. Alternatively, employ automatic controls to ensure that interior lights are shut off after dark when there are no building occupants.
- (9) The Site Development Plan shall specify the lowest lighting power densities necessary to meet the minimum requirements of each lighting task.
- (10) No light standard shall be taller than fourteen (14) feet in height.
- (11) Signs should be illuminated from the top. Internal illumination is not permitted.
- (12) Energy-efficient lamps should be used for all outdoor applications.

54891. Collection and Storage of Recyclables.

Applicants shall demonstrate that the development will, to the extent feasible, facilitate reduction of waste by building occupants by providing an easily accessible area(s) that serves the entire building(s) that is dedicated to collection and storage of paper, cardboard, glass, plastics, metals and organics for recycling.

54892. Construction Waste Management and Topsoil Recovery.

Applicants shall demonstrate that the development will, to the extent feasible, minimize

construction waste and loss of topsoil resulting from demolition, construction and land disturbance activities.

- a. To the greatest extent feasible, recycle or salvage non-hazardous construction and demolition debris, including waste cardboard, metal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wall-board, carpet and insulation.
- b. Provide details on construction waste management and topsoil recovery, including identification of all materials that will be diverted from final disposal for reuse on site, charitable donation, and recycling.
- c. To the extent feasible, preserve and re-apply at least 6" of the site's topsoil and at least 12" of the site's subsoil to replicate pre-existing conditions.

5490. Lapse. Site plan approval shall lapse after one year from the grant thereof if a substantial use thereof has not sooner commenced except for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant.

5491. Regulations. The Planning Board may adopt and from time to time amend reasonable regulations for the administration of these Site Plan guidelines.

5492. Appeal. An appeal of a Site Plan Review Decision by the Planning Board shall be filed in a court of competent jurisdiction in accordance with M.G.L. Chapter 40A, Section 17.

5495. Incentivized Green Performance Standards Special Permit

In addition to Site Plan Review, an applicant may submit a separate application for a Special Permit to the Planning Board, which shall be the Special Permit Granting Authority for Incentivized Green Performance Standards, demonstrating that the development plan incorporates any of the green development practices listed in 54951 below, or other enhanced green development practices as approved by the Planning Board, in exchange for the incentives described in 54952 below.

54951. Eligible Green Development Practices. Eligible green development practices include:

- a. Installation of a green roof;
- b. Installation of permeable pavement in parking areas or driveways;
- c. Permanent protection of additional open space, farmland and wildlife habitat area on the contiguous site, beyond applicable minimum zoning requirements;
- d. Restoration and permanent protection of previously destroyed or disturbed wildlife habitat on the contiguous site;
- f. Creation public park and/or community garden space on lands which are permanently dedicated to the town;
- g. Installation of rain gardens and/or tree box filters to capture and infiltrate stormwater;

- h. Installation of rooftop solar panels.

54952. Eligible Incentives. The applicant may select the best incentive option(s) for their project:

- a. Additional lot coverage or floor area;
- b. Partial waiver of parking space requirements;
- c. Increase in building height limits;
- d. Reduction in frontage requirements.

5496. Dimensional and Density Regulations.

- a. Each Green Performance Standard is equivalent to one of the incentives shown in the Table of Exchange Standards for Green Performance Standards, found below in this section.
- b. The maximum limits on density, lot coverage, and parking reductions permitted to be developed by Special Permit in the Receiving District shall be determined by reference to the Table of Exchange Standards for Green Performance Standards found below in this section.

Table of Exchange Standards for Green Performance Standards		
Green Performance Standard	Incentive	Notes
One acre of protected land on the contiguous site, beyond applicable zoning requirements;	Reduction of 20 parking spaces;	1) The Planning Board may reduce the minimum parking requirements in the Zoning Bylaw for off-street parking area. The Planning Board may reduce this requirement for off-street parking area to a minimum of 75% of the required parking. To obtain this waiver, the applicant shall demonstrate that sufficient parking will be available to the development (i.e. through shared parking,
or	or	
One acre of permeable pavement;	An increase of 5 feet in building height;	
or	or	
2000 sq. ft. of installed green or blue roof;	2000 sq. ft. of additional floor area;	
or	or	
	A reduction of 10% in the	

§ 5700 2000 sq. ft. of installed rooftop solar panels	DEERFIELD CODE required frontage subject to the following	§ 5700 use of on-street parking, reduced vehicle use, timing, etc.).
<p>or</p> <p>One acre restored and protected wildlife habitat area on the contiguous site;</p> <p>or</p> <p>One acre of public park and/or community garden space on lands which are permanently dedicated to the town</p> <p>or</p> <p>Installation of a rain garden, bio-retention area or other Low Impact Development practice for retaining stormwater on-site</p> <p>equals:</p>	(see notes):	<p>2) The maximum increase in building height shall be ten feet.</p> <p>3) The maximum increase in floor area shall be 2000 sq. ft.</p>

5497. Special Permit Process for Green Performance Incentives.

- a. The applicant proposing a green performance incentive exchange shall make application to the Planning Board for a Special Permit. The application shall clearly illustrate, on the Site Development Plan, the proposed green development practice to be employed in the proposed project, and shall describe the proposed incentive requested in exchange for the green development practice.
- b. Prior to final approval of a Special Permit, applicants proposing to protect additional open space shall tender to the Planning Board a valid instrument granting to the Town a permanent Conservation Restriction or Agricultural Preservation Restriction in accordance with G.L. c. 184 sec. 32 for the proposed protected land. No occupancy permit shall be issued until the proposed restriction is approved by the Commonwealth, the Selectboard and the Planning Board and is recorded in the Franklin County Registry of Deeds.
- c. Upon advice of the Town Counsel that the Conservation Restriction or Agricultural Preservation Restriction document is valid and sufficient, the Selectboard shall consider authorizing Conservation Commission acceptance of the Conservation Restriction or Agricultural Preservation Restriction. If the Special Permit application is valid and sufficient, the Conservation Commission, acting on behalf of the Town, shall accept the Conservation Restriction or Agricultural Preservation Restriction for approval by the appropriate state agency, and for recording in the County Registry of Deeds.

5498. Special Permit Criteria.

- a. The Planning Board shall not grant any special permit for Green Performance Incentives unless it finds the following criteria, in lieu of those provided for in Section 5300 of the Zoning Bylaw, are met:
 - (1) The proposed use is in harmony with the purposes of this bylaw.
 - (2) The proposed use meets all of the procedural, dimensional and density requirements of this bylaw.
 - (3) The proposal meets or exceeds the standards set forth in Section 5480 Green Development Performance Standards.

5500. AMENDMENTS.

This By-Law may from time to time be changed by amendment, addition, or repeal by the Town Meeting in the manner provided in G.L. c. 40A, s.5, and any amendments thereto.

5600. APPLICABILITY.

5610. Other Laws. Where the application of this By-Law imposes greater restrictions than those imposed by any other regulations, permits, restrictions, easements, covenants, or agreements, the provisions of this By-Law shall control.

5620. Conformance. Construction or operations under a Building or Special Permit shall conform to any subsequent amendment of this By-Law unless the use or construction is commenced within a period of six months after the issuance of the permit, and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

5700. SEPARABILITY.

The invalidity of any section or provision of this By-Law shall not invalidate any other section or provision herein.

ARTICLE VI. DEFINITIONS.

The intent of this section is to provide definitions for certain terms, words and/or series of words which are to be utilized in the interpretation of this ordinance, whether or not the definition stated herein is contrary to common usage or contrary to the definition as contained in a dictionary.

For the purpose of this ordinance and unless the context of usage clearly indicates another meaning, the following terms shall have the meanings indicated herein; words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the words "used" or "occupied" include the words "designed", "arranged", "intended" or "offered", to be used

or occupied; the words "building", "structure", "lot", "land", or premises shall be construed as though followed by the words "or any portion thereof"; and the words "shall" is mandatory and directory, and "may" is permissive. Any word indicating gender, such as he or she, shall be construed to mean both genders.

Terms and words not defined herein but defined in the Commonwealth of Massachusetts Building Code shall have meanings given therein unless a contrary intention clearly appears. Words not defined in either this ordinance or the State Building Code shall have the meaning given in the most recent edition of Webster's Unabridged Dictionary. Uses listed in the Table of Use Regulations under the categories "Commercial" and "Industrial" shall be defined by the Standard Industrial Classification Manual published by the U.S. Bureau of the Census.

The defined words and phrases are as follows:

Accessory Building or Structure shall mean a building or structure subordinate to a principal building or structure and customarily used to serve the purposes of that principal building. A building is accessory only where a principal building exists on the same lot. No accessory building or structure may be higher than twenty feet, or ten feet less than the height of the principal building or structure on the lot, whichever is greater.

Accessory Use shall mean a use customarily incidental to and located on the same lot with the principal use. A use is accessory only where a principal use exists on the same lot.

Adult Bookstore shall mean an establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other matter which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in MGL Ch. 272, Sec. 31. **[Added 4-24-2006 ATM, Art. 23]**

Adult Cabaret shall mean a nightclub, bar, restaurant, tavern, dance hall, or similar commercial establishment which regularly features persons or entertainers who appear in a state of nudity, or live performances which are distinguished or characterized by nudity, sexual conduct or sexual excitement as defined in MGL Ch. 272, Sec. 31. **[Added 4-24-2006 ATM, Art. 23]**

Adult Motion Picture Theater shall mean an enclosed building or any portion thereof used for presenting material (motion picture films, video cassettes, cable television, slides or any other such visual media) distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in MGL Ch. 272, Sec. 31. **[Added 4-24-2006 ATM, Art. 23]**

Adult Paraphernalia Store shall mean an establishment having as a substantial or significant portion of its stock devices, object, tools, or toys which are distinguished or characterized by their association with sexual activity, including sexual conduct or sexual excitement as defined in MGL Ch. 272, Sec. 31. **[Added 4-24-2006 ATM, Art. 23]**

Adult Video Store shall mean an establishment having a substantial or significant portion of its stock in trade - for sale or rent - motion picture films, video cassettes, and similar audio/visual media, which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in MGL Ch. 272, Sec. 31. **[Added 4-24-2006 ATM, Art. 23]**

Adult Use shall mean Adult Bookstores, Adult Cabarets, Adult Motion Picture Theaters, Adult Paraphernalia Stores, and Adult Video Stores as defined in this bylaw.

Artisan Studio shall mean the working space of a practitioner of a handicraft or art requiring special skills, such as handweaving, pottery-making, glassblowing, leatherworking or sculpting. **[Added 4-26-2010 ATM, Art. 1]**

Assisted Elderly Housing shall mean a residential facility occupied by persons over the age of 55, their spouses or surviving spouses, including rooms occupied by resident staff personnel. Such a facility may include a full range of nursing care from total to partial assistance, and may provide food preparation services, limited residential food preparation areas, and common recreational, laundry, social, medical, religious, and service facilities for the exclusive use of the residents.

Bed and Breakfast shall mean a private owner-occupied residence in which lodging and breakfast are offered to transients for a fee. Such a facility shall not contain more than 6 (six) rooms for rent.

Boarding House shall mean not more than six (6) rooms within a building for lease to transients without cooking facilities.

Buffer strip or buffer zone shall mean an area of indigenous or planted vegetation which shall separate the structures and uses within a development from any adjacent properties and public ways. No vegetation shall be removed from this buffer zone after development, nor shall any building or structure be placed therein.

Building shall mean a structure adapted to permanent or continuous occupancy for assembly, business, professional, education, industrial, institutional, residential, or storage purposes, and the term "building" shall be construed as if followed by the words "or portion thereof".

Building Height shall mean the vertical distance from the mean finish grade of the ground adjoining the building at the street side to the highest point of the ridge.

Building, Principal shall mean the building in which is conducted the principal use of the lot on which said building is located.

Change or substantial extension of a nonconforming use shall mean change to a use that does not reflect the "nature and purpose" of the use prevailing when the zoning by-law took effect; or change so as to create a difference in the quality or character, as well as the degree, of use; or change "different in kind in its effect on the neighborhood". See *Town of Bridgewater v. Chuckran*, 351 Mass. 20, 23 (1966).

Commercial recreation, outdoors shall mean drive-in theatre, golf course/driving range, bathing beach, sports club, horseback riding stable, boathouse, game preserve, marina or other commercial recreation carried on in whole or in part outdoors, except those activities more specifically designated in this By-Law.

Contractor's yard shall mean premises used by a building contractor or subcontractor for storage of equipment and supplies, fabrication of subassemblies, and parking of wheeled or portable equipment.

Dwelling shall mean any building containing one or more dwelling units, but excluding mobile homes.

Dwelling, Single-Family shall mean a dwelling containing not more than one (1) dwelling unit.

Dwelling, Two-Family shall mean a single building containing two (2) dwelling units.

Dwelling, Multi-Family shall mean a single building containing three (3) or four (4) dwelling units.

Dwelling Unit shall mean a building or part of a building occupied or suitable for occupancy as a residence and arranged for the use of one or more individuals living as a single housekeeping unit with its own cooking, living, sanitary and sleeping facilities.

Earth removal shall mean the removal of clay, gravel, sand, loam, soil, stone or other earth materials; provided, however, that the moving of earth materials under the provisions of a duly approved subdivision plan, work necessary for the construction of streets and the installation of utilities; work in connection with the excavation and grading of land incidental to construction of a duly permitted structure; and work performed in improvement of contiguous or non-contiguous land for agricultural purposes shall not constitute earth removal.

Essential services shall mean services provided by a public service corporation or by governmental agencies through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems whether underground or overhead. Facilities necessary for the provision of essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment in connection therewith.¹³

Facade: The exterior front of a building and any other exterior building faces that are visible from a street or public, residential, or commercial space. Such front or faces shall include roofs, awnings, or other building projections or appurtenances. **[Added 6-12-2021 ATM by Art. 18]**

Family shall mean a group of persons related by marriage, civil union, blood, adoption, guardianship, or other duly authorized custodial relationship residing together in one dwelling unit or a group of unrelated individuals, not to exceed 5, residing cooperatively in one dwelling unit.

Farm Stand shall mean a structure of semi-permanent or temporary type located in a district in which agricultural uses are allowed, from which raw products are offered for sale to the public.

Formula Based Business: A type of retail sales establishment (not including consumer services), or a restaurant, tavern, bar, or other food service establishment which is under common ownership or control or is a franchise and is one (1) of ten (10) or more other businesses or establishments worldwide maintaining any of the following features (1-6): **[Added 6-12-2021 ATM by Art. 18]**

	FORMULA BASED FOOD SERVICE	FORMULA BASED RETAIL
1	Standardized menu	Standardized array of merchandise with 50% or more of in-stock merchandise bearing uniform markings.

2	<p>Trademark or service mark, defined as a word, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of goods from one party from those of others, on products or as part of the store design.</p> <p>Such as on cups, napkins, bags, boxes, wrappers, straws, store signs, or advertising devices.</p>	<p>Trademark or service mark, defined as a word, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of goods from one party from those of others, on products or as part of the store design.</p> <p>Such as merchandise labels, bags, boxes, signs or advertising devices.</p>
3	Standardized decor and color scheme used throughout the interior of the establishment.	Standardized decor and color scheme used throughout the interior of the establishment.
4	A standardized facade.	A standardized facade.
5	Standardized decor and color scheme used throughout the exterior of the establishment.	Standardized decor and color scheme used throughout the exterior of the establishment.
6	Standardized signage.	Standardized signage.

¹³ Editor’s Note: The former definition of "extra-large-scale ground-mounted solar electric installation," added 4-25-2011 ATM, Art. 7, which immediately followed this definition, was repealed 10-4-2021 STM by Art. 12.

Frontage shall mean the boundary of a lot coinciding with the street line, being an unbroken distance along a way currently maintained by the town, county, or state, or along ways shown on the Definitive Plans of approved subdivisions, through which actual access to the potential building site shall be required. A street may provide frontage only upon a determination by the Planning Board that it provides adequate access for fire, police, and emergency vehicles. Lot frontage shall be measured continuously along one street line between side lot lines, or, in the case of corner lots, between one side lot line and the mid-point of the corner. Lots with interrupted or discontinuous frontage must demonstrate that the required length along the street may be obtained from one (1) continuous frontage section, without any totaling of discontinuous frontage sections.

Grocery store shall mean an establishment for the production and sale of food and beverage.

Hotel shall mean a building containing rooms used or designed to be used for sleeping purposes by transient guests where dining facilities provided are for public use within the building or in an accessory building.

Junkyard or Automobile Graveyard shall mean the outdoor use of any area of any lot for the storage, salvage, keeping or abandonment of junk, scrap, or discarded materials, or the dismantling, demolition, or abandonment of automobiles or other vehicles or machinery or parts thereof.

Kennel shall mean one pack or collection of dogs on a single premises, whether maintained for breeding, boarding, sale, training, hunting, or other purposes, and including any shop where dogs are on sale, and also including every pack or collection of more than three (3) dogs, three months old or older, owned or kept by a person on a single premises regardless of the purposes for which

they are maintained or kept.

Landscaping business shall mean a business performing improvements to the grass, shrubs and/or trees of land, including pedestrian walkways, flowerbeds, ornamental objects, and other items.¹⁴

Light manufacturing shall mean assembly, processing, research laboratory, packaging, or other light industrial operations.

Loading Space shall mean an off-street space at least twelve (12) feet in width, fifty (50) feet in length and with a vertical clearance of at least fourteen (14) feet, having an area of not less than one thousand three hundred (1,300) square feet which includes access and maneuvering space used exclusively for loading and unloading of goods and materials from one vehicle. The dimensions of the loading space may be reduced by the Building Commissioner to not less than three hundred (300) square feet which includes access and maneuvering space, when it is clearly evident that service vehicles utilizing said space will not require the area set forth above.

Lot shall mean a single area of land in one ownership defined by metes and bounds or boundary lines in a recorded deed or on a recorded plan.

Lot, Corner shall mean a lot at the junction of and fronting on two (2) or more intersecting streets.

Lot Depth shall be measured along a straight reference line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

Lot Line shall mean a line which separates one or more lots or a lot and a street.

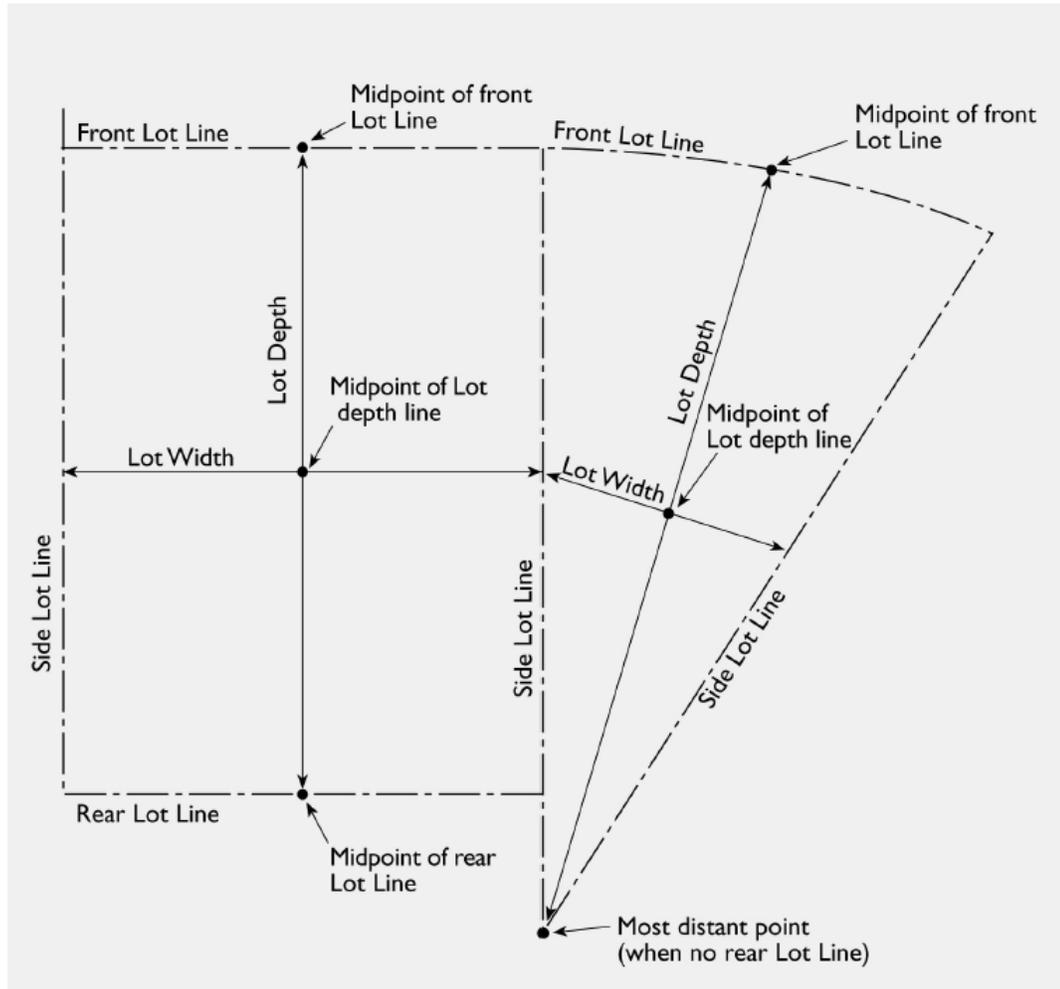
Lot Line, Front: The property line dividing a lot from a single street right-of-way. In the case of a corner lot or a through lot, at least one front lot line shall conform to the minimum lot frontage requirement. A minimum interior angle of 60° shall separate a front lot line from any other adjoining lot line. [Added 4-26-2004 ATM, Art. 32]

Lot Line, Rear: The lot line most nearly opposite from the front lot line. [Added 4-26-2004 ATM, Art. 32¹⁵]

Lot Line, Side: Any lot line not a front or rear lot line. [Added 4-26-2004 ATM, Art. 32]

Lot Width shall mean the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

MEASURING LOT WIDTH AND DEPTH



¹⁴ Editor’s Note: The former definition of "large-scale ground-mounted solar electric installation," added 4-25-2011 ATM, Art. 7, which immediately followed this definition, was repealed 10-4-2021 STM by Art. 12.

¹⁵ Editor's Note: This bylaw also deleted the former definition of "lot, rear."

Major Commercial Project shall mean one or more buildings containing allowed or allowable nonresidential or nonagricultural uses with 50,000 or more square feet of building floor space.

Marijuana-Infused Product (MIP) means a product infused with marijuana that is intended for use or consumption, including but not limited to edible products, ointments, aerosols, oils, and tinctures. These products, when created or sold by a registered marijuana dispensary (RMD), as defined by Massachusetts law, shall not be considered a food or a drug as defined in G.L. c. 94, s. 1. [Added 10-28-2013 STM, Art. 21]

Medical Marijuana Treatment Center (MMTC) means a not-for-profit entity registered under 105 CMR 725.100, to be known as a registered marijuana dispensary (RMD), that acquires, cultivates, possesses, processes (including development of related products such as edible MIPs, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered

qualifying patients or their personal caregivers. Unless otherwise specified, RMD refers to the site(s) of dispensing, cultivation, and preparation of marijuana. [Added 10-28-2013 STM, Art. 21]

Mobile Home shall mean a dwelling unit on a chassis and containing complete electrical, plumbing, and sanitary facilities and designed to be installed on a temporary or permanent foundation or permanent living quarters.

Motel shall mean an attached, semi-detached, or detached dwelling units having separate outside entrances, parking space convenient to each unit and providing lodging for transient clientele.

Motor Vehicle Repair or Body Shop shall mean any building used for the keeping of motor vehicles and in which a business or industry dealing with the repair or servicing of such vehicles is maintained, including body work or painting.

Motor Vehicle Service Station shall mean a building or part thereof with no more than two service bays whose chief activity is the selling of gasoline, oil and related products for motor vehicles or the provision of lubricating service, car washing services or auto repair limited to: tire servicing and repair, but not recapping or regrooving, replacement of miscellaneous parts and minor adjustments.

Municipal facilities shall mean facilities owned by, operated by, or operated for the Town of Deerfield. [Added 4-25-2011 ATM, Art. 7]

Nonconforming Uses or Structures shall mean any structure or use of land lawfully existing at the effective date of this by-law or subsequent amendment which does not conform to one or more provisions of the by-law.

Nonprofit event shall mean commercial filming, retail sales for fund-raising, educational or charitable purposes, and educational or charitable events (a) by a nonprofit corporation, educational or religious organization, and/or (b) on the property of a nonprofit corporation, educational or religious organization. No such event shall exceed 7 (seven) days in length, and shall require a permit from the Selectboard.

Office shall mean a place for the transaction of a professional service or business, not including the sale of articles at retail.

Open Space shall mean ground space other than that occupied by structures, walkways, drives, parking or other surfaces. Required yard setbacks may be included as open space if in conformance with the above specifications.

Overlay District shall mean a zoning district superimposed over an underlying district, superseding, where applicable, the less stringent requirements of the underlying district.

Perimeter setback shall be measured from the Expedited Permitting District boundary line, the setback required (in feet) for all accessory and principal structures. [Added 4-26-2010 ATM, Art. 1]

Place of Assembly shall mean a structure accommodating ten (10) or more persons, for religious, recreational, educational, political, social or amusement purposes, which may include as an accessory use the consumption of food and drink, including all connected rooms or space with a

common means of egress and entrance. Places of assembly shall include theatres, concert halls, dance halls, skating rinks, bowling alleys, health clubs, dance studios, or other commercial recreational centers or private clubs conducted for or not for profit.

Principal Building, Use, or Structure shall mean any building or structure containing any principal use as indicated in Section 2230, except where such use is a home occupation. Where more than one principal use is conducted on a lot and such uses are in more than one building or structure, each building or structure shall be considered a principal building or structure.

Private Club shall mean an organization catering to members and guests, for fraternal, recreational, social, or other purposes.

Repair shop shall mean a shop for repair of household appliances, radio and television sets, office equipment, or shop of a bicycle mechanic, blacksmith, electrician, or other member of a recognized trade not designated elsewhere in this By-Law.

Restaurant shall mean an establishment that serves food and beverages primarily to persons seated within the facility, including outdoor cafes.

Restaurant, Drive-in shall mean a restaurant where food or drinks are usually served to or consumed by persons while they are seated in their vehicles or off the premises.

Restaurant, Fast-food shall mean an establishment that offers quick food service, with a limited menu or items already prepared and held for service, or heated quickly by device, with orders generally not taken at table, and generally served in disposable wrapping or containers.

Retail shall mean the sale of commodities, primarily in small quantities, to the end consumer.

Service shops shall mean a facility providing service to the public for compensation, such as, but not limited to, dry cleaning, tailor, cobbler, laundromat, hair salon, beauty shop, and picture framing shops.

Setback, Front shall mean the minimum horizontal distance between the street line or front lot line and the building nearest the street line or front lot line, such distance measured at a right angle to the street line or front lot line.

Sign shall mean any device displaying, or any display of, any letter, word, picture, symbol, or object designed to inform or attract the attention of persons not on the premises on which such device or display is located, including billboards and any other internally or decoratively illuminated building surface other than unobstructed window glass.

Sign Area shall mean the surface area within a single continuous perimeter enclosing all of the display area, but not including structural members not bearing advertising matter unless internally or decoratively lighted. One side only of flat, back to back signs shall be counted.¹⁶

Solar Electric Installations shall mean groups of solar photovoltaic arrays for the generation of electricity. **[Added 4-25-2011 ATM, Art. 7]**

Special Permit shall mean a permit issued pursuant to G.L. c. 40A, s. 9 and this by-law. In accordance with case law, neither the Zoning Act nor the town zoning by-law gives an absolute right to a special permit. The special permit granting authority is not compelled to grant the permit;

it has discretionary power in acting thereon. See, *MacGibbon v. Board of Appeals of Duxbury*, 356 Mass. 635, 638-639 (1970).

Story shall mean the portion of a building which is between one floor level and the next higher floor level or the roof. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be deemed to be a story when its coiling is four (4) feet six (6) inches or more above the finished grade. A cellar shall not be deemed to be a story. An attic shall not be deemed to be a story if unfinished and not used for human occupancy.

Structure shall mean anything constructed or erected, the use of which requires fixed location on the ground, including swimming pools, satellite dishes, tennis courts, and animal enclosures.

Truck Terminal shall mean land or buildings in which freight brought by truck is assembled and/or stored for routing or reshipment, or in which semitrailers, including tractor and/or trailer units and other trucks, are parked or stored.

Wholesale, warehouse, or distribution facility shall mean a structure used primarily for the storage of goods and materials, with or without wholesale sales.

Yard shall mean an open space on a lot unoccupied and unobstructed by any building or structure, except the following: fences, walls, poles, posts, paving, and other customary yard accessories, ornaments, and furniture; or, in front yards only, eaves, steps, and non-covered porches.

Yard, Front shall mean a yard extending between lot side lines across the lot adjacent to the front lot line.

Yard, Rear shall mean a yard extending between lot side lines adjacent to the rear of the lot.

Yard, Side shall mean a yard extending along each side line of a lot between front and rear yards.

¹⁶ **Editor's Note: The former definition of "small-scale ground-mounted solar electric installation," added 4-25-2011 ATM, Art. 7, which immediately followed this definition, was repealed 10-4-2021 STM by Art. 12.**