

## Zoning Amendment #2

### Zone A/Emergency Water Line

**Amendment 2** – To amend Article V, Section 5.100 to add a section which indicates that the potential installation of a water line to the area adjacent to the Mottolo Superfund Site will not result in the connected lots being subject to the less restrictive dimensional requirements of “Zone A with Town Water.” The purpose of the amendment is to allow the Planning Board time to develop a plan for the orderly development of municipal services needed to accommodate the potential growth of such connected lots. The ordinance will terminate within eighteen months of enactment. Based upon comments received during the December 17, 2009 public hearing, language was added under subparagraph a to clarify that the lots will be subject to the more restrictive requirements for lot size, frontage and setbacks of the zones existing prior to the installation of the water line.

#### **Emergency Water Line Zoning Amendment**

**Zoning Amendment #** -To amend Article V, Section 5.100 by adding the following:

Whereas the dimensional requirements for lots in “Zone A with Town water service” were established based upon the desire to encourage more dense development in areas where existing infrastructure supports said development. Whereas, the Town is contemplating an emergency installation of a water line to the area adjacent to the EPA Superfund Site otherwise known as Mottolo Superfund Site in order to protect the health, safety and welfare of those property owners in the area. Whereas, the Town has not had sufficient time to create a plan for the orderly and rational development of municipal services needed to accommodate the potential growth of lots which would otherwise be designated as “Zone A with Town Water” following the installation of the above water line.

Therefore:

- a) “Any lots which become connected to Town water service following the installation of the water line to the area adjacent to the Mottolo Superfund Site shall be subject to the more restrictive requirements set forth below in Section 5.101, 102 and 103 for lot size, frontage and setbacks of the zones existing prior to the installation of the waterline and the less restrictive dimensional requirements of “Zone A with Town Water Service” shall not be applicable to such lots. The Planning Board shall promptly undertake the development of a

plan for the orderly and good faith development of municipal services referenced above. The Planning Board shall annually review progress on such plan.

- b) This ordinance shall terminate within eighteen months of enactment.