

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF WEBSTER
ANNUAL TOWN MEETING WARRANT
October 20, 2014**

Worcester, ss

To either of the Constables in the County aforesaid:

In the name of the Commonwealth of Massachusetts you are hereby required and directed to notify and warn the inhabitants of the Town of Webster aforesaid who are qualified to vote in elections and Town affairs to meet in the Bartlett High School Auditorium, 52 Lake Parkway, in said Webster on **Monday, October 20, 2014 at 7:00 PM** then and there to act on the following Articles to wit:

ARTICLE 12: To see if the Town will vote to amend the Town's Zoning Bylaw 650-12 as follows:

650-12 Establishment of districts.

Amend first paragraph to be enumerated as paragraph "A."

Add the following paragraphs:

B. The following constitutes the Table of Use Regulations:
(See Guide for Table of Use Regulations)

C. Any additional use which is substantially similar to one or more of the uses specifically authorized and not more detrimental to the neighborhood may be allowed, if a permit therefore is issued in accordance with the provisions of Section 650-11.B of this Bylaw.

D. The following constitutes the Table of Dimensional Regulations:
(See Guide for Table of Dimensional Regulation)

; or take any action thereon.

Sponsored by the Town Engineer/Planner

ARTICLE 14: To see if the Town will vote to amend the Town's Zoning Bylaw 650-15 as follows:

650-15. District 2, Agricultural Single-Family Residential.

Delete paragraph A. (2) in its entirety and replace with the following:

"(2) Farm or nursery, including the display and sale of natural products raised in the Town of Webster with the provision that raising of stock including but not limited to bovine, poultry, and fowl; all such uses shall require a minimum 3 acre lot size."

; or take any action thereon.

Sponsored by the Town Administrator

ARTICLE 15: To see if the Town will vote to delete the following text from Bylaw 650-21 D:

“except Boat Houses and Wharves.”

; or take any action thereon.

Sponsored by the Town Administrator

ARTICLE 17: To see if the Town will vote to amend the Webster Zoning By-Law by deleting § 650-21 District 7, Lake Residential, subsection G which reads:

“G. Uses which may be permitted by the Board of Appeals after a hearing with due notice given:

(1) Marinas.”

, or take any action relative thereto or thereon.

CITIZEN’S PETITION

ARTICLE 19: To see if the town will vote to add poultry to single Family Residential Zoning. Laying hens only not to exceed 12.

CITIZEN’S PETITION

Table of Use Regulations

Principal Use	District											
	1 SFR	2 ASFR	3 MFR	4 B-4	5 B-5	5A B-5A	6 IND	7 LR	8 FP	9 CD	10 WP	11 RO
Detached single family dwelling	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N
Religious and education	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N
Hospital, convalescent home	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N
Public utility building	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	*	N
Private garage	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N
Accessory uses	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	*
Farm or nursery (except as limited by 650-15.B)	N	Y	N	N	Y	Y	Y	N	*	N	*	N
Farm slaughtering	N	SP	N	N	N	N	SP	N	*	N	*	N
Earth removal	N	SP	N	N	N	N	SP	N	*	N	*	N
Raising of swine or fur bearing animals, 500 feet from property line	N	SP	N	N	N	N	SP	N	*	N	*	N
Restaurant, tea room and dairy bar	N	SP	N	Y	Y	Y	SP	N	*	N	*	SP
Hotel or tourist court	N	SP	Y	Y	Y	Y	SP	N	*	N	*	SP
Roadside stand	N	SP	N	N	N	N	SP	N	*	N	*	N
Motel	N	N	Y	Y	Y	Y	N	N	*	N	*	N
Two family dwelling	N	N	Y	N	N	N	N	N	*	N	*	SP
Theaters	N	N	N	Y	Y	N	N	N	*	N	*	SP
Agencies	N	N	N	Y	Y	Y	N	N	*	N	*	N
Amusement enterprises (after Selectmen approval)	N	N	N	Y	Y	N	N	N	*	N	*	N

Table of Use Regulations

Principal Use	District											
	1 SFR	2 ASFR	3 MFR	4 B-4	5 B-5	5A B-5A	6 IND	7 LR	8 FP	9 CD	10 WP	11 RO
Mercantile establishment	N	N	N	Y	Y	Y	N	N	*	N	*	SP
Assembly of appliances	N	N	N	Y	Y	Y	N	N	*	N	*	N
Apartment, hotel	N	N	N	Y	Y	Y	N	N	*	N	*	N
Auto services station	N	N	N	Y	Y	N	N	N	*	N	N	N
Auto services station (no gas)	N	N	N	Y	Y	Y	N	N	*	N	N	N
Auto sales	N	N	N	Y	Y	N	N	N	*	N	*	N
Banks or financial institution	N	N	N	Y	Y	Y	N	N	*	N	*	*
Building materials, sales and storage	N	N	N	Y	Y	Y	Y	N	*	N	*	*
Bowling alley	N	N	N	Y	Y	Y	N	N	*	N	*	N
Funeral parlor	N	N	N	Y	Y	Y	N	N	*	N	*	N
Tailor shop	N	N	N	Y	Y	Y	N	N	*	N	*	N
Laundry	N	N	N	Y	Y	Y	N	N	*	N	N	N
Photographic studio	N	N	N	Y	Y	Y	N	N	*	N	*	N
Office (business or professional)	N	N	N	Y	Y	Y	Y	N	*	N	*	*
Printing or publishing	N	N	N	Y	Y	Y	N	N	*	N	*	N
Public garage	N	N	N	Y	Y	N	N	N	*	N	*	N
Shoe repair shop	N	N	N	Y	Y	Y	N	N	*	N	*	N
Animal hospital or veterinary	N	N	N	Y	Y	Y	N	N	*	N	*	N
Wholesale distributing plant	N	N	N	Y	Y	N	Y	N	*	N	*	N
Wholesale warehouse	N	N	N	Y	Y	N	Y	N	*	N	*	N
Buauty parlor and barber shop	N	N	N	Y	Y	Y	N	N	*	N	*	N

Table of Use Regulations

Principal Use	District											
	1 SFR	2 ASFR	3 MFR	4 B-4	5 B-5	5A B-5A	6 IND	7 LR	8 FP	9 CD	10 WP	11 RO
Parking areas - commercial	N	N	N	Y	Y	N	N	N	*	N	*	N
Trucking terminal or bus garage	N	N	N	Y	Y	N	Y	N	*	N	*	N
Adult Use	N	N	N	SP	N	N	N	N	*	N	*	N
Self storage facility	N	N	N	N	N	Y	N	N	*	N	*	N
Car wash	N	N	N	N	N	Y	N	N	*	N	N	N
Manufacturing or industrial	N	N	N	N	N	N	Y	N	*	N	*	N
Automobile dismantling or used parts yard	N	N	N	N	N	N	SP	N	*	N	N	N
Junkyard	N	N	N	N	N	N	SP	N	*	N	N	N
Marina	N	N	N	N	N	N	N	SP	*	N	*	N
Campground	N	N	N	N	N	N	N	N	*	SP	*	N
Golf course	N	N	N	N	N	N	N	N	*	SP	*	N
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	*	N
Outdoor recreation	N	N	N	N	N	N	N	N	*	Y	*	N
Outdoor recreation structure	N	N	N	N	N	N	N	N	*	SP	*	N
Wind power generation (subject to 650-42)	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	*	Y
Landfill or dump	N	N	N	N	N	N	N	N	*	N	N	N
Private boating, fishing and hunting club	N	N	N	N	N	N	N	N	*	Y	N	N

Y = Authorized use

N = Prohibited use

SP = Authorized use under special permit

* = Use further restricted by overlay district

Town of Webster

Table of Dimensional Regulations

	District 1- SFR	District 2- ASFR	District 3- MFR	District 4-B w/sewer	District 5Bw/out sew	District 5A Gore Dis	District 6-Indus.	District 7- Lake R
Minimum Lot Area (square feet)	12,000*1	43,560*1	12,000 *2	None *3	25,000	43,560	43,560	5,000
Minimum Lot Frontage (Feet)	50	50	50	50	50	50	50	50
Minimum Front (Feet)	30	30	30	10	30	30	0	20
Minimum Side Yard (Feet)	15	15	10	0	15	25	0	10
Minimum Rear Yard (Feet)	15	15	10	0	15	25	0	10
Irregularity "r" (Minimum)	0.4	0.4	0.5	NA	NA	NA	NA	NA
Ratio (floor area ratio to land area)	NA	NA	NA	1 to 1	1 to 2	1 to 2	1 to 2	1 to 2
Maximum Building Height (Feet)	3 stories	3 stories	3 stories	4 stories	4 stories	4 stories	4 stories	3 stories
	*1 The minimum width at the building line shall be 100 feet.							
	*2 Two family dwelling minimum area 12,000 SF with 6000 SF additional for each additional family unit							
	*3 Residence Use- Conform to Res. 3							