



# TOWN OF NORTHBOROUGH PLANNING BOARD

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TO: Interested Parties

FROM: Northborough Planning Board

RE: 2019 Zoning Amendments

DATE: May 2019

The following zoning amendments were adopted at the 2019 Annual Town Meeting and are effective immediately.

## **Section 7-03-040, Special Permit C. Criteria**

C. Criteria. Unless otherwise specified herein, special permits may be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to the site.

## **Section 7-03-060, Design Review E. Appointment of the Design Review Committee**

### **E. Appointment of the Design Review Committee**

- (1) The Planning Board shall appoint a Design Review Committee. Such Committee shall be chaired by a member of the Planning Board, and shall additionally consist of four (4) members, who shall be residents, with a preference given to the following disciplines for three-year terms:
  - (a) Two (2) degreed architects;
  - (b) One (1) degreed landscape architect; and
  - (c) One (1) resident of the town with a related background such as real estate development, interior design, graphic design, lighting design, or building/construction; or
  - (d) A balance of representation as close as possible to this mix.

## **Section 7-05-020 Classification of uses, G. Business uses, (1) Trade**

(f) Temporary Outdoor Sales of Holiday Trees, Wreaths, or Similar Horticultural Products: An event of a temporary nature during any holiday season designed to provide for the outdoor sale of trees, wreaths, flowers, or similar holiday horticultural products. Such facilities would not include the use of a permanent structure designed to enclose such use.

**Section 7-05-030, Table of Uses Table 1. Table of Uses, Part B. Commercial and Industrial Districts**

USES	DB	BE	BW	BS	HB	I
BUSINESS USES						
Trade						
Temporary Outdoor Sales of Holiday Horticultural Products	Y	Y	Y	Y	Y	Y

**Section 7-08-020, Special permit required, A.**

- A. The Zoning Board of Appeals may grant a special permit to change a nonconforming use in accordance with this section only if it determines that such change or extension is a similar or less detrimental use, and in making such determination the Zoning Board of Appeals shall consider whether the proposed use is different in character or in its effect on the neighborhood or on the property in the vicinity.

**Section 7-09-040, Signs B. Definitions; D. Basic requirements, G. Signs in Business Districts (1) Type, size and number of signs.**

B. Definitions

Add new (10), existing (10) becomes (11) and renumber remainder of the section accordingly:

(10) ELECTRONIC MESSAGE CENTER – Any sign that utilizes computer-generated messages or some other electronic means of changing copy.

D. Basic requirements

(6) Changeable copy signs that provide a variable message, the content of which is changed manually, are allowed.

(11) Illumination standards for signs with Electronic Message Centers:

- (a) Each electronic message center shall be equipped with a light sensing device that automatically adjusts the brightness or the sign as ambient light conditions change.
- (b) All electronic message center signs shall contain a default design that will freeze the sign in one position if a malfunction occurs.
- (c) No electronic message center sign shall exceed a brightness level of three-tenths (0.3) foot candles above ambient light as measured using a foot candle (Lux) meter at a pre-set distance in accordance with the following procedure:

- [1] At least thirty (30) minutes past sunset, record the ambient light while the sign is off or displaying all black copy;
- [2] The light meter shall be held five (5') feet above the finished grade as close as practical to a perpendicular plane of the sign;
- [3] The meter shall be aimed toward the center of the automatic changeable copy sign;
- [4] From the same location, a second reading shall be recorded while the sign is on and not blocked;
- [5] If the difference between the measurements is three-tenths (0.3) foot candles or less, the brightness is properly adjusted; otherwise the brightness level must be adjusted to comply with this standard;
- [6] The measurement distance shall be determined using the following formula:

$$\text{Measurement Distance} = \sqrt{\text{area of sign in sq. ft.} \times 100}$$

Example: Proposed sign is 50 square feet  
 $50 \times 100 = 5000$   
 $\sqrt{5000} = 70.71'$  (use 71')  
 Therefore the foot candles measurement shall be taken seventy-one (71') feet from the sign.

#### G. Signs in Business Districts

(1)(c)[1][a] Electronic message center may be used as part of freestanding sign.

#### H. Signs in the Industrial District

(3) Electronic message center may be used as part of freestanding sign.