

3/17/09

Outline of policy guidelines to govern non-accessory uses of House of Worship and School parking lots:

- I. Uses the Planning Board supports allowing houses of worship and schools to agree to by right (These uses would only be available with explicit permission of the owner.):
 - a. Residential overnight parking of up to the number of parking spaces in the lot for vehicles not considered commercial as defined in the Zoning By-Law.
 - b. Uses by town departments
 - c. Uses for public and private special events
 - d. Parking for employees and/or customers of local businesses of not more than 30 spaces or 50% of the spaces in the lot whichever is greater.
 - e. Any temporary, short term (30 days or less) use
 - f. Any parking for the purpose of pick-up/drop-off for 30 minutes or less

- II. Uses the Planning Board feels may require some regulation and/or oversight (Special Permit, including a public hearing before the Planning Board as the granting authority with possible annual review):
 - a. Use by commercial trucks, vans and other heavy vehicles for more than 30 days
 - b. Long term (more than 30 days) regular use (e.g. commuter parking, long term agreement for employee/customer parking) by more than 30 vehicles or more than 50% of spaces in the lot whichever is greater – (Exception: neighborhood overnight accommodation above)
 - c. Potential commercial evening uses (e.g. restaurant valet parking, movie theater parking)

- III. Application for any Special Permit required for such uses (II. Above) could be the responsibility of the user or the owner at the discretion of the owner. A written agreement between the parties would be required as part of the documentation for the permit application. Any conditions for such use would be included as part of the Special Permit and agreed to by both parties. The Planning Board would endeavor to render a decision on the same night application is heard.

- IV. Questions of payment (or contribution) for use of the lots and implications for taxation or PILOT payments are left to the lot owners and the Board of Selectmen in consultation with the Assessors.