



Town of Chatham


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Chatham, MA 02633



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TO: Chatham Board of Selectmen
Jill R. Goldsmith, Town Manager

FROM: Julie Smith, Town Clerk 

DATE: March 19, 2020

SUBJECT: Petition Article

Attached please find a petition article as submitted to my office on March 19, 2020 by voter Robert B. Hessler. I have completed my review of the signatures and have certified more than 10 valid signatures of registered voters.

Therefore, as required by MGL Chapter 39, Section 10, this article shall be placed on the next Annual Town Meeting Warrant.

Article for the Warrant

In accordance with the provisions of MGL c. 39, §10, we, the undersigned Chatham voters, hereby request that the Board of Selectmen place the following Article on the Warrant for the May, 2020, Annual Town Meeting.

Article _____ – Protective (Zoning) Bylaw Amendment; Clarification of definition of sizes and exemption from coverage calculation for small sheds

~~Strikethrough~~ indicates language proposed for deletion.

Underline indicates language proposed for inclusion.

To see if the Town will vote to amend its Protective Bylaw (Zoning) in Section III.D.3.h, Accessory Buildings and Structures, as follows:

h. Accessory Building & Structures

1. Over 100 square feet in area

All structures accessory to a residential use, including buildings over one hundred (100) square feet in area; swimming pools and tennis courts and their enclosures, shall be set back from the street and abutters as required for buildings and structures in Appendix II, Schedule of Dimensional Requirements. (5/14/12 ATM)

2. ~~Under~~ 100 square feet or less in area

A single one-story storage structure of one hundred (100) square feet or less in area shall not be counted toward building coverage on residentially zoned lots.

a. Garden Storage Sheds

Garden Storage Sheds ~~under~~ of one hundred (100) square feet or less in area shall be set back a minimum of one third (1/3) the distance of the Abutters Setback from the property line, as required for buildings and structures in Appendix II, Schedule of Dimensional Requirements. Placement of Garden Storage Sheds within the Street Setback area is prohibited, except by Special Permit from the Zoning Board of Appeals. There shall be no more than one (1) Garden Storage Shed located within the required setback area. The Building Height of these Garden Storage Sheds shall not exceed twelve feet (12') for sheds with gable, gambrel, hip or lean-to or saltbox style roofs and eight feet (8') for shed or flat style roofs.

b. Utility Sheds

Utility Sheds ~~under~~ of one hundred (100) square feet or less in area shall be set back the distance of the Abutters Setback to the property line as required for buildings and

structures in Appendix II, Schedule of Dimensional Requirements. The Building Height of these Utility Sheds shall not exceed ten feet (10') for sheds with gable, gambrel, hip or lean-to or saltbox style roofs and eight feet (8') for shed or flat style roofs. (5/14/12 ATM)

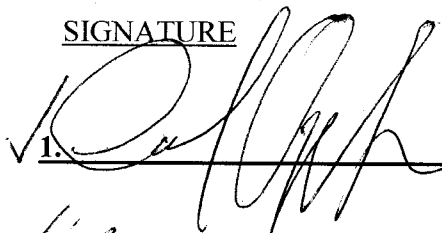
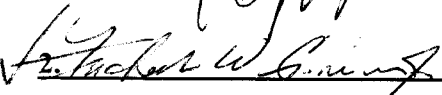


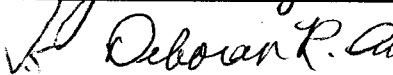
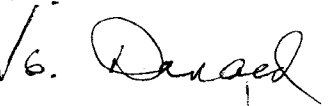
3. Structures Under 25 square feet in area

Single story structures under twenty five (25) square feet in area and six feet (6') or less in height shall be set back a minimum of one third (1/3) the distance of the Abutters Setback from the property line as required for buildings and structures in Appendix II, Schedule of Dimensional Requirements.

Motion: I move that the Town vote to amend its Protective (Zoning) Bylaw as set forth in this Article.

Explanation: This Article serves two purposes. First, the existing language addresses storage sheds of over 100 square feet and those under 100 square feet, but through inadvertence, doesn't address those which measure exactly 100 square feet, and the proposed change clarifies the matter.

In addition, it would exempt storage sheds of 100 square feet or less from coverage limitations in the Bylaw. At present, a homeowner wanting a small storage shed is in many cases required to go before the Zoning Board of Appeals for relief (which sometimes cannot be granted), and this change would allow for the installation of a single one-story storage shed without consideration of coverage issues. All other dimensional requirements, including setbacks, would still apply.

<u>SIGNATURE</u>	<u>STREET ADDRESS</u>	<u>PRINTED NAME</u>
✓ 1. 	87 ABSGAM	DAVID OPPENHOTM
✓ 2. 	110 Old Mill Rd	FREDERICK W. CRIMMINS, JR.
✓ 3. 	62 EMERY LANE N. CLARK	ROBERT B. HESSLER
✓ 4. 	329 Stage Harbor	JAMES UPSON
✓ 5. 	78 Water St.	DEBORAH R. AIKMAN
✓ 6. 	78 Water St.	DONALD AIKMAN

✓ Linda F. Nixon - 202 Stage Island Rd - Linda F. Nixon

✓ Dave Nixon

202 STAGE ISLAND RD

DAVE S. NIXON

✓ Elizabeth Hessler - 62 Emery Lane N. Chatham Elizabeth Hessler
✓ Virginia P. Plexico - 79 Kendrick Pl. N. Chatham Virginia P. Plexico

✓ Matt Pond
✓ SC G

65 Capt Kendrick Dr

Carol Hessler

306 Cedar Street

Shane Laughlin

Chatham, Ma

(Back Side)