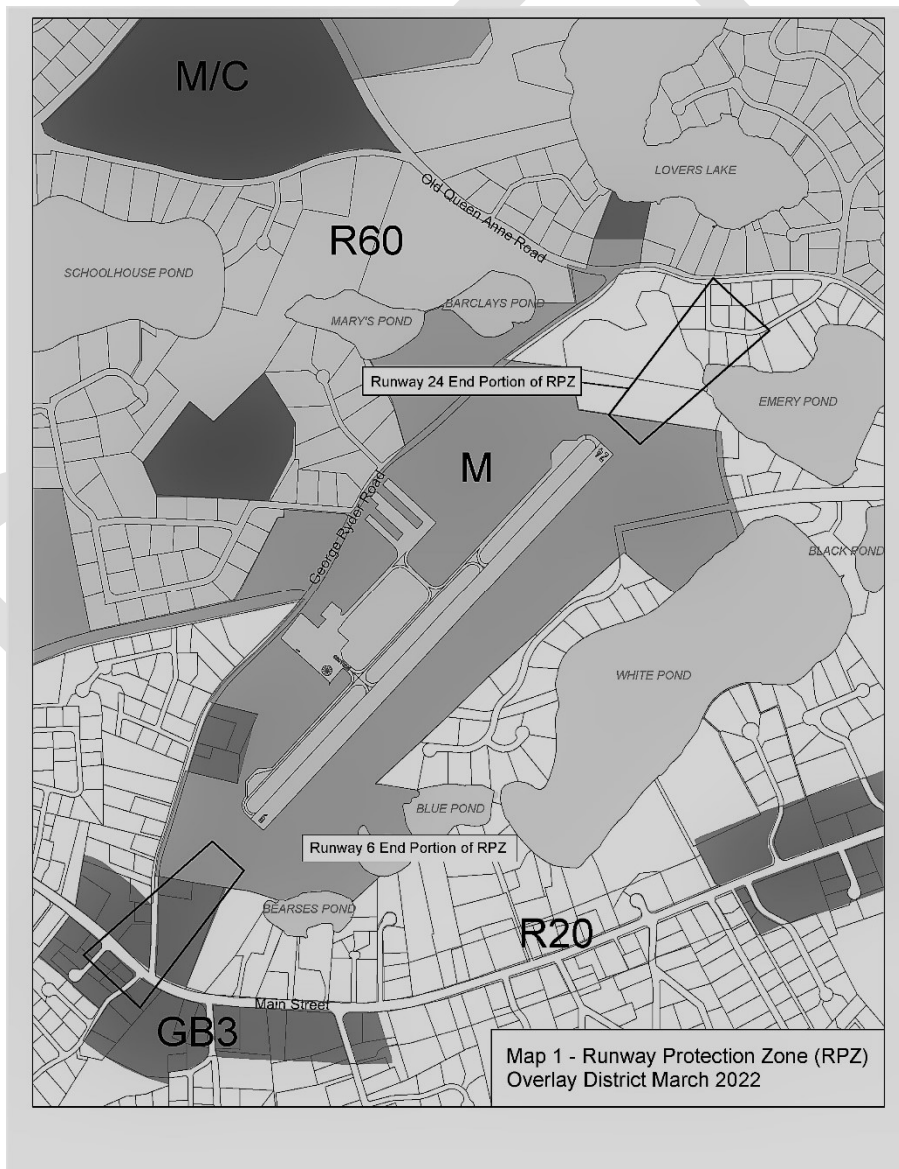


Article ##
Zoning Bylaw Amendment – Runway Protection Zone (RPZ) Overlay District

Underline indicates language proposed for inclusion

- 1) Amend the **Town of Chatham Zoning Map** to establish a “Runway Protection Zone (RPZ)” Overlay District, consisting of two isosceles trapezoidal areas formed off the Runway 6 and Runway 24 Ends of the runway at Chatham Municipal Airport (CQX), beginning 200 feet out from the ends of said runways, having a 250-foot base inner width parallel to said runways ends, with a 1,000-foot length coinciding with the center line of the runway extended, to a 450-foot top outer width as depicted on “Map 1 – Runway Protection Zone (RPZ) Overlay District” dated March 2022, said map being attached to this Town Meeting Warrant and on file with the Town Clerk.



- 2) Amend **Section III., District Regulations, Subsection A. Type of Districts** by adding the following in the second list under the words, “In addition the following overlay districts are established” as a last item:

Runway Protection Zone Overlay District (RPZ),

and

- 3) Amend **Section IV., Overlay Regulations** by adding the following subsection in its entirety:

F. Runway Protection Zone Overlay District (RPZ)

1. Purpose

The RPZ Overlay District is intended to regulate the use, development, and design of property within the RPZs for the Runway 6 and Runway 24 Ends of the Chatham Municipal Airport (the “Airport”) as indicated in the approved Airport Layout Plan (ALP) by:

- a. Preventing the establishment and/or expansion of uses, structures, or vegetation which constitute hazards or obstructions to, or would be vulnerable to impact from, aircraft operating to, from, or near the Airport;
- b. Allowing for appropriate uses surrounding the Airport to enhance protection of people and property on the ground, and
- c. Promoting compatible land uses to maximize public safety.

2. Location

The RPZ consists of two isosceles trapezoidal areas formed off the Runway 6 and Runway 24 Ends of the runway at the Airport beginning 200 feet out from the ends of said runways, having a 250-foot base inner width parallel to said runways ends, with a 1,000-foot length coinciding with the center line of the runway extended, to a 450-foot top outer width as specifically shown on the Zoning Map dated May 14, 2022.

3. Permitted Uses

Any use permitted in the underlying zoning districts pursuant to Appendix I Schedule of Use Regulations shall be permitted, except for those uses specifically prohibited in Section F.4, below.

4. Prohibited Uses

The following uses are prohibited within the RPZ:

- a. Residential uses;
- b. Retail, commercial, industrial, school, institutional, and religious uses to the extent that prohibition and/or regulation of such use is permitted under the provisions of G.L. c. 40A, §3 and/or any other applicable provision of law;
- c. Landfills, storage facilities, and uses that attract wildlife which significantly increase the potential for interference of airborne fowl with landing and departing aircraft;
- d. Construction activities and land uses which produce smoke and/or dust in such a manner as to impair visibility of pilots using the Airport;
- e. High intensity exterior lighting, including, but not limited to, lighting for signage, private drives, parking lots and security, located or positioned in such a manner as to impair the visibility of pilots using the Airport unless such lighting is properly shielded;
- f. Land uses which create electrical interference, as determined by the Federal Aviation Administration (FAA), with aircraft navigational signals or radio communication;
- g. Construction, erection, or installation of structures with heights exceeding the limits established in the Chatham General Bylaw, Chapter 100, Airport Approach Protection; and
- h. Uses or structures creating glare, unless they have been reviewed favorably using the FAA's notice criteria tool based on the scope of the project as it relates to 14 CFR Part 77.9 and received clearance on Form 7460-1 received by the Town.

5. Procedure for Change in Use

Any change in use of land or structures located in the RPZ shall require a Special Permit from the Zoning Board of Appeals pursuant to Section VIII. C. and shall comply with all other applicable provisions of this Bylaw.

Motion: By _____, _____

I move that the Town vote to amend its Protective (Zoning) Bylaw and Map as printed in the Warrant for Article ##.

Speaker: Huntley Harrison - Chair, Airport Commission

Explanation: This zoning article proposed by the Airport Commission is intended to promote compatible land uses and maximize public safety within the Federal Aviation Administration (FAA) defined Runway Protection Zones (RPZ) for the Runway 6 and Runway 24 Ends of the Chatham Municipal Airport. The size of the RPZ is determined based upon the “design aircraft” specified for the Airport which in Chatham’s case is a trapezoidal area formed off the end of a runway beginning 200 feet out from each end of said runway, having a 250-foot base inner width parallel to said runway end, with a 1,000-foot length coinciding with the center line of the runway extended, to a 450-foot top outer width comprising 8.035 acres.

While the Airport Commission does not have the authority or jurisdiction to control land uses outside the Airport property, it does have the obligation under Federal Grant Assurance 21, Compatible Land Use implementing Title 49 United States Code (USC) Section 47107(a)(10) which requires in part “... *take appropriate action, to the extent reasonable, including the adoption of zoning laws to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft.*” The intent of the request is for the Airport Commission to advocate for the Town to adopt zoning control consistent with the criteria outlined FAA Advisory Circular AC 150/5300-13 to promote compatible land uses with Chatham’s two RPZs moving forward from the point of adoption of this proposed zoning bylaw amendment.

Board of Selectmen Recommendation: Approve 0-0-0

Planning Board Report/Recommendation: Approve 0-0-0

Finance Committee Recommendation: Approve 0-0-0

Vote Required: Two-Thirds Majority