

Modifications to Sections 6D, 8C, and 9F of the Zoning Regulations, and Section 3.13 of the Subdivision Regulations extending a temporary moratorium on receipt of applications for properties the nearest point of which are within 500 feet of the centerline of Route 44, extending from the Manchester Town line to the Coventry Town line
(each new Section shall have wording identical to the wording below)

Whereas the Commission desires to implement revised Zoning Regulations, Design Guidelines and Zoning boundaries along all of the Route 44 Corridor in accordance with the Strategic Corridor Plan for Route 44 and the Bolton Plan of Conservation and Development, and determines that it is in the best interests of the Town to develop appropriate regulations and guidelines unimpeded by development actions, and notwithstanding the remaining provisions of Sections 6, 8, and 9 of these Regulations, there is hereby established a moratorium on the receipt of the following types of applications for properties the nearest property line of which are within 500' from the centerline of Route 44, except those properties which front on, and are accessed exclusively from, another public road:

1. Any Zoning Map changes, except those initiated by the PZC.
2. Any Zoning Regulation changes, except those initiated by the PZC.
3. Any Subdivision or Resubdivision application proposing more than 1 new building lot
4. Any Site Plan or Special Permit Application proposing any expansion of existing buildings or paved areas which exceeds 10% of the area of existing buildings or paved areas
5. Any Site Plan or Special Permit Application for new commercial or industrial space exceeding 1,000 s. f.

The Commission may grant an exception to this moratorium only by a vote of at least $\frac{3}{4}$ of all the Regular Commission members, and receive an application upon finding that the proposed application:

1. is consistent with the Plan of Conservation and Development as revised to incorporate the Route 44 Strategic Corridor Plan
2. incorporates a Low Impact Development (LID) approach to stormwater management
3. incorporates site plan standards which comply with the smart growth objectives of the corridor study, which may include curb cut reductions or common curb cuts; common parking; mixed use development.
4. has a high quality architectural and landscaping design;
5. is consistent with the uses envisioned by the Route 44 Strategic Corridor Plan
6. is a modification or change of use of an existing building and site

This amendment is effective on January 16, 2012, and shall run through June 1, 2012, unless earlier dissolved by further motion of the Commission.

01/13/12