



Town of Winchester

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Board of Selectmen Meeting
Tuesday, November 1, 2016

BUSINESS

Docket Item **G - 1:** Article 6: Wright Locke Farm CROD Zoning Article 6
Planner Brian Szekely will be present.

Supporting Documents:

G - 1: Fall Town Meeting Warrant Article 6

Action Required:

G - 1: Hear presentation and consider / vote recommendation to
Town Meeting Members

ARTICLE 6: To amend the Zoning Bylaw by adding Section 8.10.

COMMUNITY RESOURCE OVERLAY DISTRICT

8.10 Community Resource Overlay District (CROD)

8.10.1 Purpose. The purpose of the Community Resource Overlay District (CROD) is to encourage and promote the use of land and facilities located within the Overlay District that serve as community resources in the Town of Winchester where the primary use of the land or facility is for nonprofit educational, agricultural, cultural, institutional, or civic purposes, by providing for certain accessory uses as described in this Section 8.10.

8.10.2 **Overlay District.** The CROD is established as an overlay district in the locations shown on the Town of Winchester Zoning Map. Where the CROD authorizes uses not allowed in the underlying zoning district or establishes different standards or procedures from those otherwise set forth in this Zoning Bylaw, the provisions of the CROD shall control.

8.10.3 **Definitions.** See Section 10.0 – Community Resource Overlay District

8.10.4 **Applicability.** The CROD Accessory Uses that are set forth in Section 8.10.5 shall be permitted as of right on Community Resource Property located in the CROD. The application of the CROD shall not restrict the uses, including other accessory uses, allowed as of right, under the Dover Amendment (M.G.L Ch 40A Section 3), or by special permit in the underlying zoning district.

8.10.5 **Table of Use Regulations for CROD.** The Table of Accessory Uses shall be permitted on a Community Resource Property according to the following Symbols:

- Y** Permitted as of Right- See Section 9.5.1 of this Bylaw for applicability of Site Plan Review.
- N** Not Permitted; Prohibited
- SP** Permitted only under a special permit granted by the designated Special Permit Granting Authority, as provided for in Subsection 9.4 of this Bylaw

Use	CROD #1: Wright-Locke Farm	
1. Demonstrations, classes, instruction or other educational lectures and assemblies whether conducted by the Community Resource Property owner, occupant or a third party.	Y	
2. Activities which follow from the primary use of the Community Resource Property, for example, preparation, assembly, or packaging of products from agricultural crops, whether such crops are grown on the Community Resource Property or at another location.	Y	
3. The sale of merchandise related to the primary use of the Community Resource Property.	Y	
4. The use of the land or facility(ies) for the conduct of social gatherings or similar types of events either open to the public or by private invitation, whether conducted or sponsored by the Community Resource Property owner, occupant or by third parties.	Y	
5. The serving of food and alcohol, whether in connection with a special event conducted by the Community Resource Property owner, occupant or third party. <i>(All serving of food and alcohol shall be subject to the normal permitting procedures from the appropriate Town permit granting authority).</i>	Y	
6. Leasing of space associated with the primary Community Resource Use.	Y	

8.10.6 **Other Accessory Uses.** This Section 8.10 is not meant to limit any accessory uses currently permitted under the Dover Amendment (M.G.L Ch 40A Section 3).

8.10.7 **Conflicting Provisions.** If the provisions of this Section 8.10 are in conflict with any other section of the Winchester Zoning Bylaw, Section 8.10 shall govern.

COMMUNITY RESOURCE OVERLAY DISTRICT (CROD). Within this Section, the following terms shall have the following meanings:

Community Resource Property. Land and facilities having as their primary Use a Community Resource Use.

Community Resource Use. A primary use of a property for a nonprofit educational, agricultural, cultural, institutional, or civic purpose.

CROD Accessory Use. A CROD Accessory Use is a use carried out on a Community Resource Property if related and subordinate to the Community Resource Use and includes the uses set forth in Section 8.10.5. CROD Accessory Uses are in addition to and not in limitation of accessory uses that would be otherwise permitted in the zoning district, whether as of right, under the Dover Amendment, or by special permit.

MODIFY EXISTING WINCHESTER, MA ZONING MAP TO REFLECT NEW OVERLAY DISTRICT:

A certain parcel of land owned in part by the Town of Winchester, and in part by Wright-Locke Land Trust, Inc. located on Ridge Street in the Town of Winchester, County of Middlesex, Commonwealth of Massachusetts, said parcel of land being bounded and described as follows:

BEGINNING at a steel survey marker at the northeasterly corner of said parcel, on the westerly layout line of Ridge Street, and the southerly line of High Street Extension, a private way; thence

N 74°52'59" W a distance of 70.02 feet to the end of a stone wall; thence along said stone wall

S 86°13'05" W a distance of 35.10 feet to a point; thence

S 74°56'02" W a distance of 68.03 feet to a point; thence

S 68°48'14" W a distance of 59.63 feet to a point; thence

S 59°22'06" W a distance of 173.09 feet to a drill hole; thence

S 58°38'52" W a distance of 183.82 feet to a point; thence

S 56°33'52" W a distance of 87.39 feet to a point; thence

S 58°43'48" W a distance of 62.59 feet to a point; thence

S 58°25'00" W a distance of 106.77 feet to a point; thence

S 56°15'50" W a distance of 41.92 feet to a point; thence

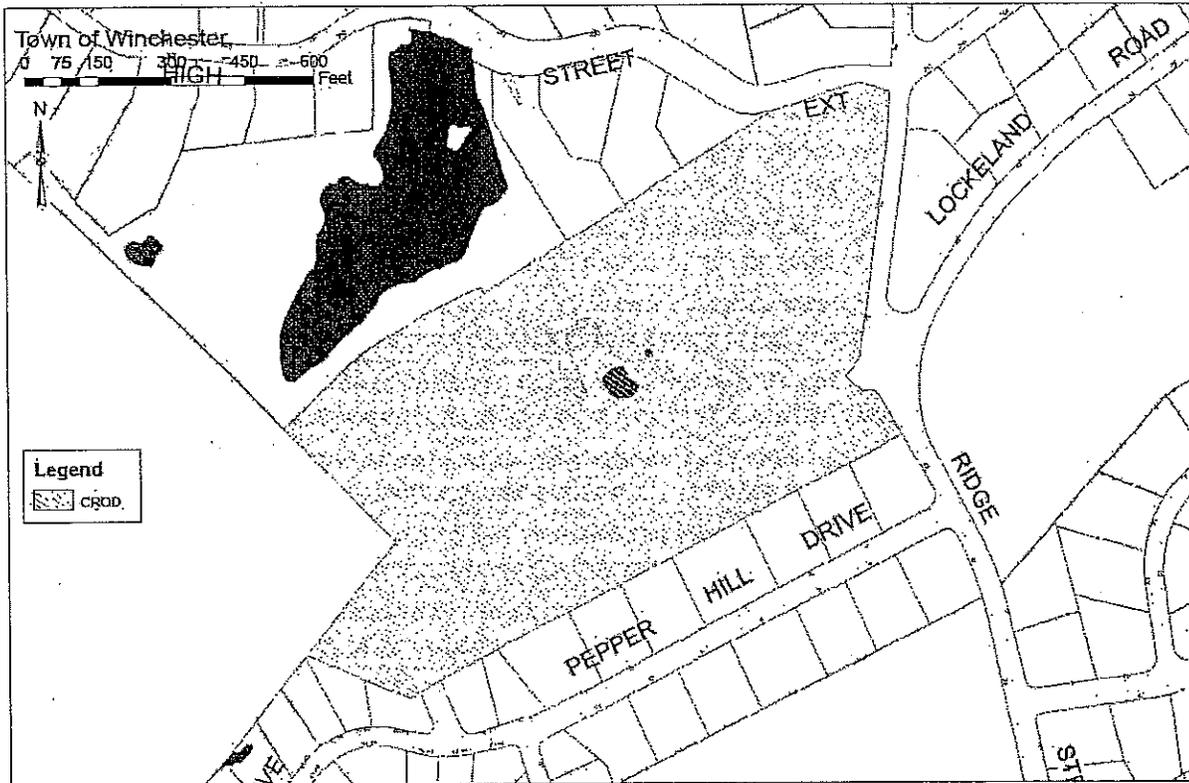
S 60°56'56" W a distance of 64.30 feet to a point; thence
N 32°03'33" W a distance of 13.35 feet, to a point; thence
S 72°19'49" W a distance of 14.98 feet, to a point; thence
S 65°47'08" W a distance of 29.94 feet, to a point; thence
S 63°23'38" W a distance of 91.06 feet, to a point; thence
S 58°34'30" W a distance of 137.03 feet, to a point; thence
S 50°57'02" W a distance of 55.46 feet, to a point; thence
S 46°50'10" W a distance of 164.62 feet, to a point; thence
S 45°20'31" W a distance of 27.27 feet, to a point; thence
N 43°41'57" W a distance of 77.99 feet, crossing the stream connecting Locke Farm Pond with Little Pond, to the end of said stone wall; thence
S 72°35'41" W a distance of 18.44 feet, to a point on the town line between Winchester and Lexington near a stone wall; thence
S 45°27'48" E a distance of 417.67 feet along said town line, to a stone bound with drill hole marking town line corner "L-W-4"; thence
S 39°27'09" W a distance of 306.24 feet along the town line between Winchester and Lexington, to a point witnessed by a concrete bound with drill hole located N 68°00'08" W a distance of 2.49 feet from said point; thence
S 68°00'08" E a distance of 229.84 feet, to a point; thence
N 62°40'22" E a distance of 720.30 feet, to a steel survey marker; thence
N 62°40'22" E a distance of 453.92 feet in part along two stone walls, to a point on the westerly location line of Ridge Street; thence
N 30°09'03" W a distance of 88.28 feet along said location line of Ridge Street, to a point at the westerly location line of an unnamed way; thence
along a curve turning to the left with an arc length of 45.64 feet, with a radius of 30.00 feet, and a delta angle of 87°10'00", along said location line of an unnamed way, to a point; thence
N 48°28'50" W a distance of 51.61 feet, along said location line of an unnamed way, to a point; thence
along a curve turning to the left with an arc length of 60.03 feet, with a radius of 70.00 feet, and a delta angle of 49°08'20", along said location line of an unnamed way, to a point; thence

N 09°08'12" E a distance of 97.32 feet, along said location line of an unnamed way, to a point on the westerly location line of Ridge Street; thence

N 07°59'57" E a distance of 295.36 feet along said location line of Ridge Street to a stone bound with drill hole;

thence along a curve turning to the left with an arc length of 98.63 feet, with a radius of 1,386.70 feet, and a delta angle of 04°04'30", along said location line of Ridge Street to a stone bound with drill hole; thence

N 03°55'27" E a distance of 51.15 feet by Ridge Street to the POINT OF BEGINNING, containing an area of 20.05 acres, more or less.



(Planning Board)