

From: [Karen Kelleher](#)
To: [Valerie Oorthuys](#)
Subject: Section 3.3.5.1.17 Buffer to Abutting Districts
Date: Monday, March 20, 2023 6:16:07 PM

Section 3.3.5.1.17 (Page 12)

I was thinking something like this:

The purpose of this Section is to mitigate the impacts of increased headlight glare, noise, waste management and other impacts associated with increased business and economic activity in the LVBD from abutting residential **zoned** properties.

For LVBD PARCELS which abut the Residential District or Recreation Conservation District, the Planning Board shall require a thirty (30)' foot landscaped buffer and/or fence, which is designed to minimize impacts from abutting residential zoned parcels in accordance with Section 3.3.5.18. For purpose of this Section the Lower Common, shown on Assessor's Map R-30, Parcel q, shall not be considered a residential zoned parcel.

a. Where a STRUCTURE, or BUILDING is proposed within (50) feet of an existing residential DWELLING UNIT in the abutting Residential District, The Planning Board may increase the width of the landscaped buffer and/or require installation of a fence.

Where a STRUCTURE, or BUILDING is proposed within (50) feet of an existing residential DWELLING UNIT in an abutting non-residential zone and has been used **solely** for residential use since the date it was constructed, the Planning Board may require a landscape buffer and/or require installation of a fence.

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