

The following explains the amendment to the zoning by-law as voted by the Annual Town Meeting of March 3, 1971 :

VOTED to amend the zoning by-law by rezoning the following parcel of land and to change the zoning map accordingly:

To change from residential to commercial a parcel of land located between Great Road and Delaney Street next to the Bolton Town line a parcel of land which is bounded

Northerly, by the center line of Delaney Street;  
Easterly, by the westerly line of the Recreation-Conservation District, being the 220-foot contour line;  
Southerly, by the center line of Great Road'  
and being about thirteen (13) acres and a portion of the land now owned by Nils and Thomas Zander and more particularly shown on a plan on file in the Town Clerk's office.

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The following explains the amendments to the zoning by-law as voted by the Annual Town Meeting of May 6, 7, 8 and 20, 1974:

VOTED to amend Section VII B.5.6. (4) by adding the words "in a wetlands district or" to the third sentence of the section, so that the sentence as amended will read:

"This calculation shall include as usable only twenty (20) per cent of any land in a wetlands district or in Soil Association Muck-Whitman as shown on the General Soil Map, Town of Stow, prepared by the Soil Conservation Service, U. S. Department of Agriculture, dated 1966 and on file with the Planning Board."

VOTED to amend Section VII B.5.b. (8) by adding the words "if it is not in a wetlands district" to the second sentence of the Section, so that the sentence as amended will read:

"For the purposes of this paragraph, land shall be deemed suitable for active outdoor recreation if the slope does not exceed fifteen (15) per cent, if it is not in a wetlands district, if the soil is in Soil Association Rinckley-Merrimac, Paxton-Woodbridge or Hollis-Paxton as shown on the General Soil Map, Town of Stow, prepared by the Soil Conservation Service, U. S. Department of Agriculture, dated 1966 and on file with the Planning Board and if there is an area of at least one (1) acre suitable for playing football, baseball or similar games."

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The following explains the amendments to the zoning by-law as voted by the Annual Town Meeting of May 5, 6, 7 and 8, 1975:

VOTED to amend the zoning bylaws of the Town to include within the Wetlands district all land subject to periodic flooding by adopting the following changes, and to amend the present Zoning Map of the Town accordingly by legend or otherwise:

1. By amending Section III A entitled "Establishment of Districts" by changing item 6 to read:  
  
"6. Flood Plain/Wetlands District"
2. By amending Section III C "Location of Boundaries of Districts" by adding a new paragraph 8 to read as follows:  
  
"8. Boundary lines outlining the flood plain of the Assabet River shall be the limits of the Standard Project Flood Modified delineated on the plan entitled "Flood Plains & Profiles", sheets 2, 3, and 4 of the Assabet River Technical Report, Department of the Army, Corps of Engineers, dated June, 1966 and on file with the Town Clerk. Boundary lines outlining the flood plain of Heath Hen Meadow Brook shall be the limits of the 100-year design storm flood plain delineated on the plan entitled "Flood Plain - Plan and Profile, Heath Hen Meadow Brook, Stow, Massachusetts" by BSC Engineering, Inc., dated February 21, 1975, revised May 2, 1975, and on file with the Town Clerk. Boundary lines of the flood plain elsewhere in the Town shall be the limits of the "Special Flood Hazard Areas" delineated on maps entitled "FIA Flood Hazard Boundary Maps,, Nos. H01 through H06 inclusive, Town of Stow, dated October 18, 1974 and on file with the Town Clerk."
3. By amending Section VI "Use Regulations", paragraph G, by striking out the words "Wetlands District" wherever they appear and substituting therefor the words "Flood Plain/Wetlands District".
4. By amending Section VI G. 1. "Uses Permitted" by adding a new paragraph g. as follows"  
  
"g. The Board of Appeals may grant a special permit to allow any use or structure otherwise permitted in the district overlaid by the Flood Plain/Wetlands District if it is clearly shown that the land intended for said use or structure is included within the Flood Plain/Wetlands District through mapping error, or that no portion of said proposed new use or structure will be below the flood plain elevation as defined in this bylaw."
5. By amending Section VII B.4. so as to read:  
  
"4. In no case shall a building or structure or sewage disposal area hereafter be located, constructed or substantially improved in a Flood Plain/Wetlands District or within thirty (30) feet of the bank or boundary of a stream, river, watercourse, flood plain or wetland except as provided in Section V D. and Section VI G. 1. g. "Substantial improvement", for the purposes of this section, shall mean any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the actual cash value of the structure either before the improvement is started, or in the case where the structure has been damaged and is being restored, before the damage occurred."