



OFFICE OF THE
TOWN CLERK

STOW, MASSACHUSETTS 01775

~~XXXXXXXXXXXX~~
Ann L. Allison

June 24, 1991

The Honorable L. Scott Harshbarger
Attorney General of Massachusetts
One Ashburton Place, Room 2019
Boston, Massachusetts 02108

Dear Attorney General:

The following is a true copy of action taken under Articles 27, 28, 29, 30, 32 and 33 of the warrant for the annual town meeting held in Stow on May 6 and 7 and June 4, 1991.

Action on all of the forementioned articles was taken on May 7, 1991.

ARTICLE 27 Voted by majority to amend the General Bylaws of the Town, Article 2, Government of Town Meetings, Section 9, by changing the quorum requirement from 100 to zero (0), so that Section 9, as amended, will read as follows:

"SECTION 9. There shall be no quorum required at any town meeting, including that portion devoted exclusively to the election of Town Officers."

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ARTICLE 28. Voted unanimously to amend the Zoning Bylaws, Section II, Definitions, by adding the following definition to paragraph K. Floor Area, to read in its entirety as follows:

1. Floor Area. Gross:

The sum of the horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a common wall, but not including any space where the floor-to-ceiling height is less than six feet.

ARTICLE 29. Voted unanimously to amend the Zoning Bylaws, Section VI F.1., General, by inserting a new subsection k. "Special Provisions to Enhance Access for Handicapped Persons", to read in its entirety as follows:

k. Special Provisions to Enhance Access for Handicapped Persons

Attempts to provide and improve handicapped access on lots with established residential or non-residential uses often creates conflicts with various dimensional requirements of this bylaw. Therefore, the following partial exemptions shall apply in order to facilitate the installation of handicapped parking spaces, handicapped access ramps and other amenities designed to improve access for the handicapped to existing buildings and structures. The requirements listed in (1) through (3) below may be reduced only to the degree necessary to be consistent with the requirements of the Massachusetts Architectural Access Board.

- (1) Any minimum number of required parking spaces.
- (2) Any minimum required open space.
- (3) Any minimum required front, side and rear yard.
- (4) No special permit shall be required for the installation of handicapped access amenities and for the implementation of any exemption provided herein.

All proposed handicapped access amenities and any of the exemptions provided herein shall be approved by the Building Inspector prior to any work or construction.

ARTICLE 30. Voted Yes 83, No 40 (82 voted required) to amend the Zoning Bylaws, Section VI B., Residential District, by deleting paragraphs B.3. and B.4. in their entirety and inserting in place thereof a new paragraph B.3., "Accessory Apartments", to read in its entirety as follows and by renumbering existing Section VI B.5. to become the new B.4.

3. Accessory Apartments:

a. Purpose:

As provided herein, one additional dwelling unit may be allowed as an accessory apartment in a single-family dwelling or accessory building located on a lot with a single-family dwelling for the purpose of providing small additional dwelling units without adding to the number of buildings in the Town or substantially altering the appearance of buildings, the neighborhood or the Town; increasing the range of housing accommodations; encouraging a greater diversity of population; and encouraging a more efficient and economic use of existing housing stock by enabling owners of single-family dwellings larger than required for their present needs to share space and the burdens of homeownership while maintaining the single-family appearance and character of buildings, the neighborhood and the Town.

b. Accessory Apartments Allowed by Right:

The Building Inspector may grant a building permit for one accessory apartment provided that

The single-family dwelling or accessory building was in existence on or before May 6, 1991, OR

The accessory apartment is attached to or within a single-family dwelling constructed after May 6, 1991; AND

provided that all of the following requirements are met:

- (1) The accessory apartment shall be a use incidental to the single-family dwelling and shall contain no more than 700 square feet of gross floor area.
- (2) No more than one accessory apartment shall exist on the lot.

- (3) Either the single-family dwelling or the accessory apartment shall be occupied by the owner of the lot. For the purposes of this section, the "owner" shall be one or more individuals who holds legal or beneficial title to said lot and for whom the dwelling is the primary residence for voting and tax purposes.
- (4) Both the single-family dwelling and the accessory apartment shall satisfy the requirements of 310 CMR 15.00 (Sanitary Code - Title V) and Stow Board of Health regulations.
- (5) The lot on which the single-family dwelling or accessory building is located shall contain no less than 1.5 acres.
- (6) All stairways to the accessory apartment shall be enclosed.
- (7) Any entrance required by the inclusion of an accessory apartment shall be clearly secondary to the main entrance of the primary dwelling unit.
- (8) Any modification to the existing entrances on the front facade of the single-family dwelling shall result in the appearance of a single main entrance.
- (9) A minimum of two (2) off-street parking spaces shall be provided for each dwelling unit. There shall be adequate provision for ingress and egress from all parking spaces.
- (10) There shall be no more than one (1) driveway per lot.

c. Accessory Apartments Allowed by Special Permit:

A special permit for an accessory apartment may be granted by the Planning Board provided that:

- (1) All of the conditions and requirements of Section VI B.3. are met, with the exception of Sections VI B.3.b.(5) and VI B.3.b.(10).
- (2) All conditions and requirements for approval of a special permit are satisfied.

ARTICLE 32. Voted Yes 61, No 11 (48 votes required) to amend the Zoning Bylaws, Section VII D., Off-Street Parking and Loading Spaces, by deleting the existing paragraph D. in its entirety and inserting in place thereof a new paragraph D., "Parking Standards", to read in its entirety as follows:

D. Parking Standards:

1. Purpose:

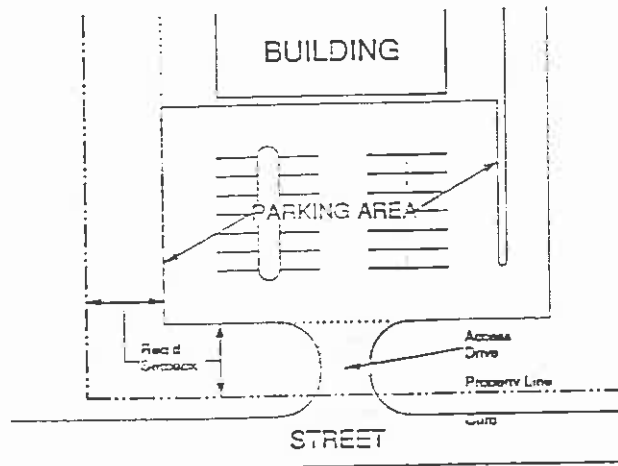
The purpose of this section is to ensure that all uses be provided with sufficient off-street parking and loading facilities to meet the needs of the proposed and actual uses; to ensure that off-street parking and loading facilities are designed so as to reduce hazards to pedestrians and drivers; to reduce congestion in the streets; to reduce nuisance to abutters from noise, fumes and headlight glare ordinarily associated with parking and loading areas; to reduce the environmental deterioration to surrounding neighborhoods resulting from glare, stormwater runoff, heat, dust and unattractive views associated with large expanses of pavement and vehicles.

2. Definitions:

For the purposes of this Section, the following terms shall have the following meaning:

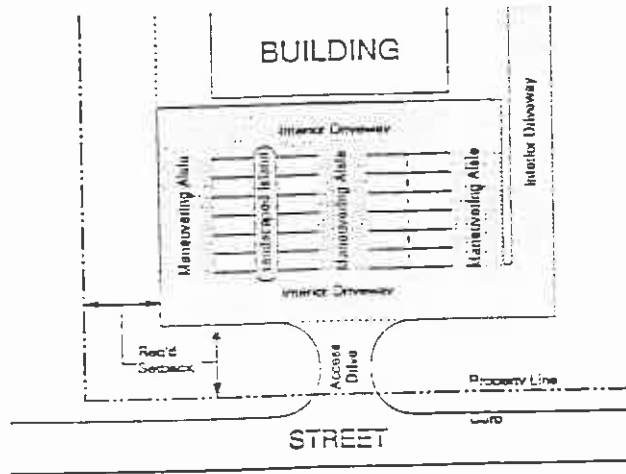
- a. Access Driveway - The travel lane that allows motor vehicles ingress from the street and egress from the site and includes the area between the edge of street pavement to the area within the lot where the access driveway is no longer within the minimum parking area setback required under Section VII D.8.

ACCESS DRIVEWAY



- b. Interior Driveway - A travel lane located within the lot which is not used to directly enter or leave parking spaces. An interior driveway shall not include any part of the access driveway.
- c. Maneuvering Aisle - A travel lane located within the perimeter of a parking area by which motor vehicles directly enter and leave parking spaces.

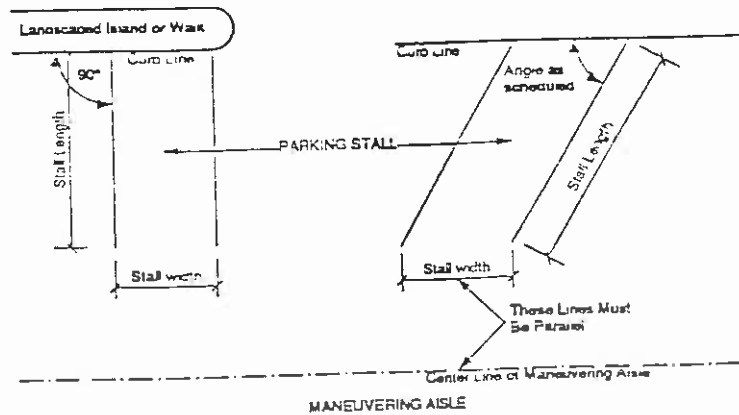
INTERIOR DRIVEWAY



MANEUVERING AISLE

- d. Parking Stall Length - The longitudinal dimension of the stall measured parallel to the angle of parking. (see chart)
- e. Width of Parking Stall - The linear dimension measured across the stall and parallel to the maneuvering aisle. (see chart)

PARKING STALL LENGTH



PARKING STALL WIDTH

3. General Provisions:

An adequate number of off-street parking spaces shall be required in all districts to accommodate residents and visitors. Therefore, no building or structure shall be located upon any lot and no activity shall be conducted upon any lot unless the required parking facilities are provided on site in accordance with this Section.

- a. Changes: Any change to a building, structure or use, or a change from one permitted use to another permitted use shall comply with the requirements of the Schedule of Minimum Parking for the entire building, structure or use as changed.
- b. Undetermined Uses: Where the use of a building or buildings has not been determined at the time of application for a building permit or special permit, the parking requirements applicable to the most intensive use allowed in the district where such undetermined use is to be located shall apply provided, however, that the number of parking spaces actually built need not exceed the number required by the actual use or uses of the building when established to the satisfaction of the permit granting authority by calculation and/or appropriate condition or covenant in recordable form.
- c. Relief from Parking Regulations by Special Permit from the Board of Appeals: Relief from the parking regulations may be granted by special permit from the Board of Appeals where the Board finds that it is not practicable to provide the number of parking spaces required, if either (1) in the case of a change from a nonconforming use to a conforming use, that the benefits of a change to a conforming use outweigh the lack of parking spaces, or (2) in the case of a change from one conforming use to another conforming use, that the lack of parking spaces will not create undue congestion or traffic hazards on or off the site; provided that in either case the Board of Appeals shall require the maximum practicable number of parking spaces.
- d. Use of Required Parking as Commercial or Public Lot: No parking area designated as required parking in connection with a building, structure or use shall be operated as a commercial or public parking lot to provide spaces for the general public (excluding customers, clients, patients, guests or business invitees of the owner or tenant of each building or structure) for a fee or other compensation.

- e. Reserved Parking Spaces: Where the total number of off-street parking spaces required are not immediately required for a particular intended use as established to the satisfaction of the permit granting authority (or Building Inspector if no special permit or site plan approval is required), a phased development plan may be permitted requiring that only a portion of the parking area, but not less than sixty-five percent (65%) of the required spaces, be completed initially, subject to the following provisions:
- (1) The total number of spaces required to be shown on the plan shall be determined in accordance with the provisions of this bylaw.
 - (2) The spaces that are not intended for construction immediately shall be labelled "Reserve Parking" on the plan and shall be properly designed as an integral part of the overall parking layout, located on land suitable for parking development, and in no case located within area counted as buffer, setback or open space under other provisions of this bylaw.
 - (3) Adequate drainage shall be provided for both the partial and total parking areas.
 - (4) The portion of the parking areas not to be paved initially shall be landscaped with a ground cover to prevent erosion. The ground cover shall be appropriate for soil conditions, water availability and the environment.
 - (5) Separate performance guarantees shall be posted which shall reflect the cost of installing the additional parking facilities necessary to provide the total number of parking spaces required.
 - (6) An appropriate condition shall be in the special permit or other instrument, such as a covenant, in recordable form, which shall be recorded at the Registry of Deeds or filed with the Land Court, as the case may be, to establish the intended use and provisions for any future changes to the satisfaction of the Permit Granting Authority, which condition or covenant shall run with the land and be enforceable by the Town.

4. Schedule of Minimum Parking - General Requirements:

- a. Comparable Use Requirement: Where a use is not specifically included in the Schedule of Minimum Parking, it is intended that the regulations for the most nearly comparable use specified shall apply. Alternative off-street parking standards to those shown below may be accepted if the applicant demonstrates to the satisfaction of the Permit Granting Authority (or Building Inspector if no special permit or site plan approval is required), or their designee, that such standards are adequate for the intended use.
- b. Mixed Use Facilities: Buildings or lots which contain more than one use are considered mixed use facilities. In the case of mixed uses, the requirements shall be the sum of the requirement calculated separately for each use, so that adequate space shall be provided to accommodate all vehicles anticipated on the premises at any one time. Parking spaces for one use shall not be considered as providing the required spaces for any other use, except when it can be clearly demonstrated that the need for parking occurs at different times.
- c. Schedule of Minimum Parking:
 - (1) Agricultural
 - (a) Greenhouse 1 space for each 250 sq. ft. of gross floor area of inside sales or display room.
 - (2) Recreation
 - (a) Camps 1 space per 10 children of rated capacity of camp plus 1 space per employee and 1 space per camp vehicle kept on the premises.
 - (b) Handball, raquetball, tennis courts 3 spaces per court plus 1 space per employee on the largest shift.
 - (c) Golf Courses 5 spaces per hole plus 1 space per employee on the largest shift plus 50 percent of the spaces otherwise required for accessory uses (restaurants, bar, etc.).

- (d) Swimming pool 1 space per 75 sq. ft. of gross floor area.
 - (e) Bowling alley 4 spaces per alley.
 - (f) Skating rink 1 space per 300 sq. ft. of gross floor area of facility plus 1 space per employee on the largest shift.
 - (g) Other outdoor recreational facilities 1 space per 4 persons generally expected on the premises at any one time.
- (3) Residential
- (a) Dwellings 2 spaces for each dwelling unit containing less than 5 bedrooms plus one parking space for each additional bedroom and sufficient off-street parking for visitors.
 - (b) Boarding house 2 spaces plus 1 space per rentable room or suite.
 - (c) Bed and Breakfast 1 space for each bedroom plus 1 space per employee on the largest shift.
 - (d) Home Occupation 2 spaces for the dwelling unit and sufficient spaces to comply with Section VI E.1.g.
- (4) Institutional
- (a) Schools, elementary and middle 2 spaces for each classroom, but not less than 1 space per teacher and staff position plus 1 space for each 5 seats of rated capacity of the largest auditorium or gymnasium.
 - High schools 1 space per teacher and staff position plus 1 space per 5 students.

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| Other non-profit educational uses | To be determined by Permit Granting Authority (or Building Inspector if no special permit required) based upon the most comparable other use in the table. |
| (b) Nursing home, elder care facility | 1 space for each 2 beds plus 1 space for each employee on the largest shift and adequate spaces for delivery vehicles. |
| (c) Religious | 1 space per 3 seats or 1 space for each 4 persons to maximum rated capacity of the hall or meeting room, whichever is greater. |
| (d) Libraries, museums, community centers | 1 space per 300 sq. ft. of gross floor area. |
| (e) Lodge or club | 1 space per 3 seats. |
| (f) Day-care | 1 space per 10 children of rated capacity of the day-care facility plus 1 space for each teacher and staff person on the largest shift. |
| (5) Business | |
| (a) Retail stores not listed below, general and personal services, studio | 1 space for each 200 sq. ft. of gross floor area. |
| (b) Business or professional office | 1 space per 250 sq. ft. of gross floor area. |
| (c) Restaurant, funeral home | 1 space for each 3 seats plus 1 space for each employee on the largest shift. |

- (d) Quick food restaurant, video rental store, other quick service establishments 1 space for each 30 sq. ft. of gross floor area.
 - (e) Motor vehicle service station, repair or body shop 4 spaces for each service bay and work area.
 - (f) Shopping center 1 space per 250 sq. ft. of gross leasable area.
 - (g) Vehicle dealership, boat sales, rentals 1 space per 1,500 sq. ft. of gross floor area and 1 space per 1,500 sq. ft. of exterior display area.
 - (h) Veterinary, kennel 2 spaces per exam room plus 1 space for each additional employee on largest shift.
 - (i) Medical center, laboratories 1 space per 250 sq. ft. of gross floor area.
 - (j) Building trade shop 1 space for each 800 sq. ft. of gross floor area.
 - (k) Convenience store 1 space per 250 sq. ft. of gross floor area.
 - (l) Financial institutions 1 space per 300 sq. ft. of gross floor area.
 - (m) Hotel, Inn Motel 1 space for each bedroom plus 10 per 1,000 sq. ft. of gross floor area and adequate spaces for delivery vehicles.
- (6) Industrial
- (a) Manufacturing, packaging, processing and testing 1 space for each 800 sq. ft. of gross floor area.

(b) Warehouse 1 space per 5,000 sq. ft. of gross floor area.

5. Off-Street Loading Areas:

One or more off-street loading areas shall be provided for any business that may be regularly serviced by tractor-trailer trucks, SU-30 design vehicles or other similar delivery vehicles. Adequate areas shall be provided to accommodate all delivery vehicles expected at the premises at any one time. Loading areas shall be located at either the side or rear of each building and shall be designed to avoid traffic conflicts with vehicles using the site or vehicles using adjacent sites.

6. Standard Parking Dimensional Regulations:

- a. Off-street parking areas shall be located on the same or adjacent parcel as the use they are designed to serve.
- b. Access to parking and loading areas shall be designed so as not to obstruct free flow of traffic. There shall be adequate provision for ingress and egress from all parking spaces and loading areas to ensure ease of mobility, ample clearance, and safety of vehicles and pedestrians.
- c. Where sidewalks occur in parking areas, parked vehicles shall not overhang the sidewalk unless an additional two (2) foot sidewalk width is provided in order to accommodate such overhang.
- d. Parking areas shall comply with the requirements of the Architectural Access Board or other such regulatory authority.
- e. Paved off-street parking areas shall be laid out and striped in compliance with the following minimum provisions:

<u>Angle of Parking</u>	<u>Width of Parking Stall</u>	<u>Parking Stall Length of Line</u>	<u>Width of Maneuvering Aisle</u>
90° (two-way)	9.0'	18.5'	24.0'
75° (one-way)	9.0'	19.0'	22.0'
60° (one-way)	10.4'	22.0'	18.0'
45° (one-way)	12.7'	25.0'	14.0'
Parallel (one-way)	8.0'	22.0'	14.0'
Parallel (two-way)	8.0'	22.0'	18.0'

7. Small Car Stalls:

In parking areas containing more than forty (40) parking stalls, thirty percent (30%) of such parking stalls may be for small car use, except for retail store, personal service facility, general services or restaurant uses. Such small car stalls shall be grouped in one or more contiguous areas and shall be identified by a sign(s).

- a. Small Car Parking Dimensional Regulations: Off-street small car parking areas shall be laid out and striped in compliance with the following minimum provisions:

<u>Angle of Parking</u>	<u>Width of Parking Stall</u>	<u>Parking Stall Length of Line</u>	<u>Width of Maneuvering Aisle</u>
90° (two-way)	8.5'	15.0'	24.0'
75° (one-way)	8.5'	17.0'	22.0'
60° (one-way)	9.3'	13.5'	18.0'
45° (one-way)	12.0'	21.5'	14.0'
Parallel (one-way)	8.0'	13.0'	14.0'
Parallel (two-way)	8.0'	18.0'	18.0'

8. Off-Street Parking and Loading Area Design Requirements:

Any parking area serving a use or uses other than a single-family residential use, including duplex dwellings and accessory apartments, shall be designed in compliance with the following standards.

Required parking spaces, loading areas and driveways shall be provided and maintained with suitable grading, paved surfaces and adequate drainage which is suitable in accordance with good engineering practices. Any parking area containing five (5) or more parking spaces shall include landscaping as required below which is satisfactory to the Permit Granting Authority (if the parking area is related to a permitted use for which a special permit or site plan approval is required), or the Building Inspector (for other parking areas), or their designee, in accordance with good engineering practices, located and designed to enhance the visual appearance of the parking or loading facility, to ensure traffic safety and to minimize the adverse effects of the parking or loading facility on the natural environment.

- a. Cells: Parking requirements shall be met by utilization of parking cells having a maximum of forty (40) parking spaces per parking cell. There shall be a minimum separation distance of thirty (30) feet between parking cells.
- b. Setbacks: Except where greater setbacks may be required elsewhere in this Bylaw, no parking space or other paved surface, other than access driveways, common driveways or walkways, shall be located within thirty (30) feet of the front lot line and within ten (10) feet of the side and rear lot lines.
- c. Access Driveways: Each lot may have one access driveway through its front yard which shall be twenty-four (24) feet wide, unless in the opinion of the Permit Granting Authority (if the parking area is related to a permitted use for which a special permit or site plan approval is required), or the Building Inspector (for other parking areas), or their designee, in accordance with good engineering practice for safety or other reasons, a wider and/or greater number of access driveway is necessary to provide adequate area for safe vehicular turning movements and circulation. An access driveway for one-way traffic only may be a minimum of fourteen (14) feet wide. There shall be no more than one additional access driveway for each 200 feet of frontage, and all such additional access driveways shall be at least 200 feet apart on the lot measured from the centerline of each access driveway. No driveway for a non-residential principal use shall cross land in a residential zoning district in which the principal use is not allowed.
- d. Interior Driveways: Interior driveways shall be at least twenty (20) feet wide for two-way traffic and fourteen (14) feet for one-way traffic.
- e. Perimeter Landscaping Requirements: All parking areas/cells with more than five (5) spaces and all loading areas shall be bordered on all sides with a minimum of a ten (10) foot wide buffer strip on which shall be located and maintained appropriate landscaping of suitable type, density and height to effectively screen the parking area. The perimeter landscaping requirements shall be in addition to any minimum open space of landscaped buffer area required elsewhere in this Bylaw.
 - (1) Off-street parking and loading areas which are located within or adjacent to a Residential District or a Recreation-Conservation District(whether on the side or rear)

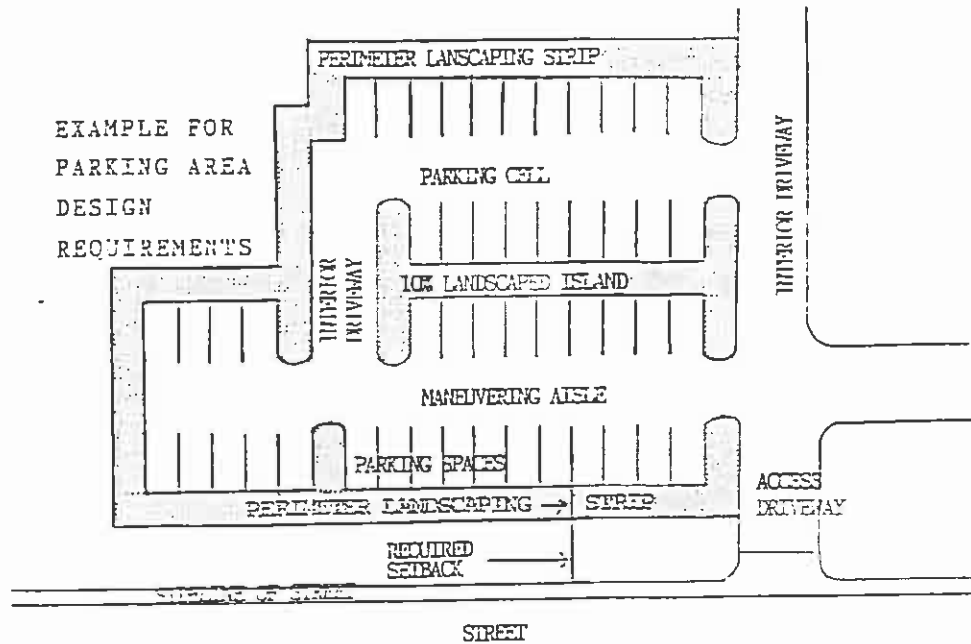
shall be screened from all adjacent lots in said district by a landscaped buffer strip of at least thirty (30) feet in width through the use of an opaque screen. Said screen shall be opaque from the ground to a height of at least six (6) feet with intermittent visual obstruction to a height of at least twenty (20) feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wall, fence, landscaped earth berm or densely planted vegetation in a mix of deciduous and evergreen varieties, tolerant to the climatic conditions of Stow. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten (10) feet wide.

- f. Interior Area Landscaping Requirements: A minimum of ten percent (10%) of the interior area, exclusive of perimeter landscaping, of a parking area cell containing more than twenty-five (25) parking spaces must be planted as landscaped island areas. The landscaped islands shall be slightly convex in shape to prevent pooling of water and shall be located so that some portion of every parking space is not more than forty-five (45) feet from either a landscaped island or the perimeter planting area. Landscaped islands shall be dimensioned so that a circle with a minimum radius of five (5) feet can be placed at each location within the island except that within the immediate vicinity of driveway or maneuvering aisle roundings and intersections the radius may be reduced to two (2) feet. Granite or concrete curbing, at least five (5) inches in height, shall surround each landscaped island as protection from vehicles. Planting required within the parking area is exclusive of other planting requirements such as for shade trees planted along the street and shall not be included as part of any minimum open space required elsewhere in this Bylaw.
- g. Plantings for Perimeter and Interior Area Landscaping Requirements shall consist of:

- (1) A minimum of one (1) shrub per thirty (30) square feet of landscaped island area and one (1) shade tree per every ten (10) parking spaces shall be installed, unless the Permit Granting Authority (if the parking area is related to a

permitted use for which a special permit or site plan approval is required), or the Building Inspector (for other parking areas), or their designee, determines that there is sufficient existing vegetation to allow a reduction in the amount of new landscaping.

- (2) Shade trees shall be of a species tolerant to the climatic conditions of Stow and/or parking area conditions and be at least two (2) inch caliper (measured four feet above grade level).
- (3) Shrubs shall be a mix of deciduous and evergreen varieties, tolerant to the climatic conditions of Stow, and be at least eighteen (18) inches in height at time of planting. Snow storage areas shall be planted with shrubs that are tolerant to weight and extended duration of snow cover.
- (4) Except for the portion of the landscaped island that will be under the car overhang, which shall be mulched or covered with paving material, the area between trees and shrubs shall be covered with loam to a depth of six (6) inches and planted with turf grass or a hardy noninvasive, low maintenance ground cover such as creeping juniper.
- (5) Wherever possible, the above requirements shall be met by retention of existing vegetation.
- (6) Planting shall be done in accordance with proper landscaping practices.
- (7) Trees, shrubs, grass and ground cover which die or become diseased shall be replaced.
- (8) All landscaping in parking areas shall be placed so that it will not obstruct sight distance. Final locations of all plantings shall be inspected and approved by the Permit Granting Authority (if the parking area is related to a permitted use for which a special permit or site plan approval is required), or the Building Inspector (for other parking areas), or their designee, including the viability of existing vegetation retained after development and any necessary replacements thereof.



h. Lighting: Off-street parking and loading areas used after sunset shall be illuminated while in use. The height and shielding of lighting standards shall provide proper lighting without hazard to drivers or nuisance to residents, and the design of lighting standards shall be of a type appropriate to the development and Stow and otherwise in compliance with Section VI F.1.e. of this Bylaw.

i. Bonds, Securities: The Permit Granting Authority (if the parking area is related to a permitted use for which a special permit or site plan approval is required), or the Building Inspector (for other parking area), or their designee, may require a bond or other form of security to ensure the satisfactory planting of required landscaping and to ensure the survival of such landscaping for up to two (2) years following such planting. All required landscaping and plantings must be maintained in a neat, attractive appearance as a condition of the continued principal use of the lot.

9. Structured Parking:

The accommodation of required off-street parking spaces in a garage, deck or other structure shall require, in addition to all other open space requirements of this Bylaw, the set-aside of open space of an area equal to the floor area of the structured parking facility in excess of one story. Structured parking facilities shall not be counted in calculating the net floor area of a building.

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ARTICLE 33. Voted unanimously to amend the Zoning Bylaws, Section VII B. "Area, Frontage, Yard, and Floor Area Requirements", by deleting paragraph 4. in its entirety and inserting in place thereof a new paragraph 4. to read in its entirety as follows:

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, except as provided in Section V D. and Section VI G.1.g. or within one hundred (100) feet of the bank or boundary of a stream, river, watercourse or wetland. "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.

Attest:

Ann L. Allison
Town Clerk of Stow