

Article A: To Amend Section XVID, Large House Review, of the Zoning Bylaw to modify the definition of Total Living Area plus Garage Space (“TLAG”) and to remove an exemption.

To see if the Town will vote to amend Section XVID, Large House Review, of the Zoning Bylaw to modify the definition of Total Living Area plus Garage Space (“TLAG”) and to remove an exemption under subsection C., as follows. These amendments to be effective as of July 1, 2017:

- **By amending Section XVID., Large House Review, subsection B., Definitions, by deleting the definition of Total Living Area plus Garage Space in its entirety, and replacing it with the following:**

Total Living Area plus Garage Space - This term includes:

- (i) The sum of the floor area(s) of the above-grade floors, including portions of attics, in structures used as one-family dwellings and detached accessory structures related to such use on a lot, measured from the exterior face of the exterior walls;
- (ii) Floor area(s) of portions of attic(s) with an interior roofline height of 5 ft. or greater;

Figure 1. Attic TLAG Illustration – Gable Roof

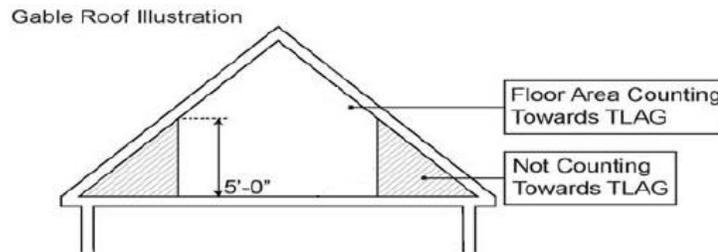


Figure 1: Gable Section

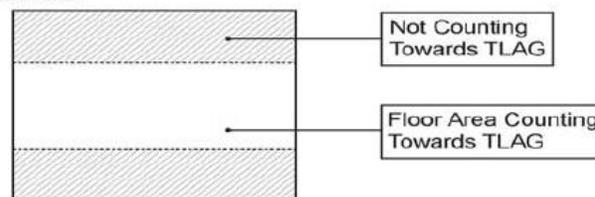


Figure 2: Gable Roof Attic Plan

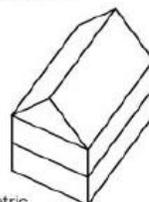


Figure 3: Gable Isometric

Figure 2. Attic TLAG Illustration – Hip Roof

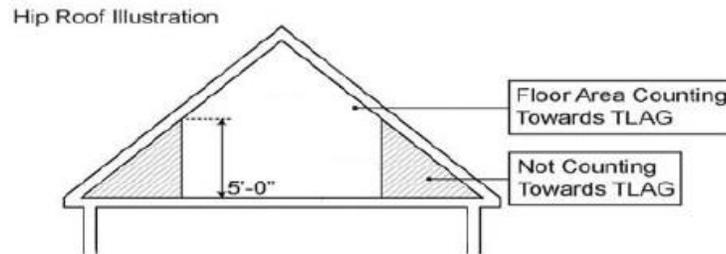


Figure 1: Hip Roof Section

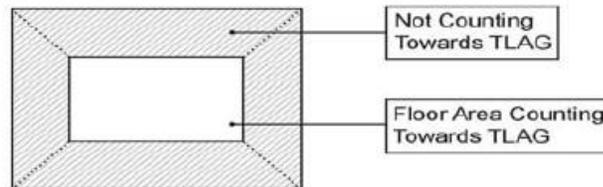


Figure 2: Hip Roof Attic Plan

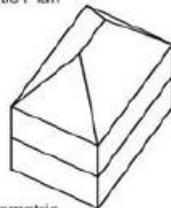


Figure 3: Hip Roof Isometric

- (iii) Floor area of garage and storage space, whether as part of a one-family dwelling or in detached accessory structures; and
- (iv) Basement area multiplied by a fraction, the numerator of which is the external above ground surface of basement walls and the denominator of which is the total surface (both above and below ground) of external basement walls, provided that if such fraction is less than .25, then the basement areas shall not be included.

Calculations shall be determined in accordance with the Rules and Regulations adopted by the Planning Board.

- **By amending Section XVID., *Large House Review*, subsection C., *Applicability*, by deleting item 3. in its entirety;**
- **By amending Section XVID., *Large House Review*, subsection C., *Applicability*, 2., by deleting the comma and adding “; and” at the end of item 2.; and**

- **By amending Section XVID., *Large House Review*, subsection C., *Applicability*, by renumbering item 4. as item 3., by deleting the numeral 4, and replacing it with the numeral “3”.**

or take any other action relative thereto.

(Planning Board)