

# TOWN OF SAUGUS

Essex, ss.

To the Constable of the Town of Saugus

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Saugus, qualified to vote in Town affairs for the Special Town Meeting at the Saugus Town Hall located at 298 Central Street on April 8, 2019 at 7:30 PM to hear and act on the following articles: viz;

**Article 1.** To see if the Town will vote to appropriate a sum of money for reconstruction of existing sidewalks and construction of new sidewalks with granite curbing, including the payment of costs incidental or related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; or to take any other action relative thereto.

**Article 2.** To see if the Town will vote to appropriate a sum of money for designing, constructing, repairing and replacing parks and playgrounds in the Town, including the payments of costs incidental or related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; or to take any other action relative thereto.

**Article 3.** To see if the Town will vote to appropriate a sum of money for repairing or replacing HVAC in a town and/or school building, including the payment of costs incidental or related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; or to take any other action relative thereto.

**Article 4.** To see if the Town will vote to amend the zoning bylaws of the Town of Saugus adding the following:

## Section 2.4 Building Moratorium-Multi-family Dwellings

No new building permits shall be issued for the construction of multi-family dwellings consisting of three or more dwelling units in any zoning district in the town for a period of two years.

The reason for this temporary moratorium is that the Town is experiencing an unanticipated increase in the construction of multi-family dwellings and, as a result, the town is conducting an analysis and/or comprehensive study to determine the impact of said construction on police, fire, and emergency public safety, the school district, the water, sewer, and roadway infrastructures and the safety of the general public.

**Article 5.** To see if the Town will vote to amend the zoning bylaws of the Town of Saugus by adding the following:

Amend **Article V -- USE REGULATIONS** Table of Use and Parking Regulations

By adding the following section under Residential:

8. Bed and Breakfast R-1 R-2 R-3 R-4 B-1 B-2 B-3 I-1 I-2 F.P.

Establishment

-- -- -- -- S1 S1 S1 S1 S1 --

**Article 6.** To see if the Town will vote to amend the zoning bylaws of the Town of Saugus by adding the following:

Amend **Article III -- DEFINITIONS**

By adding the following new definition:

**Short-term Rental:** as defined in MGL Chapter 64G Section 1, an owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment. A Short-term Rental shall mean rooms being rented for a period of not more than thirty one (31) consecutive calendar days.

Amend **Article V -- USE REGULATIONS** Table of Use and Parking Regulations

By adding the following section under Accessory Use:

12. Short-term Rental R-1 R-2 R-3 R-4 B-1 B-2 B-3 I-1 I-2 F.P.

-- -- -- -- S1 S1 S1 S1 S1 --

**Article 7.** To see if the Town will vote to amend the zoning bylaws of the Town of Saugus by adding the following:

Amend **Article III -- DEFINITIONS**

By deleting the word "Unit" from the definition Lodging Unit and replacing it with the word "House" as to read: Lodging House.

By adding the following to the end of the existing definition:

No more than four roomers shall be allowed.

Thus, the entire "Lodging House" definition shall read as follows:

Lodging House: One or more rooms for the use of one or more individuals not living as a single housekeeping unit and not having cooking facilities. A lodging house shall include rooms in boarding houses, tourist houses and rooming houses. No more than four roomers shall be allowed.

Amend **Article V -- USE REGULATIONS** Table of Use and Parking Regulations

By deleting the entire section under Residential:

7. Lodging House-Roomers    R-1   R-2   R-3   R-4   B-1   B-2   B-3   I-1   I-2   F.P.

(no more than four roomers)

   S1    S1    S1    --    --    --    --    --    --    --

By adding the following section under Residential:

7. Lodging House                    R-1   R-2   R-3   R-4   B-1   B-2   B-3   I-1   I-2   F.P.

(no more than four roomers)

   --    --    --    --    S1    S1    S1    S1    S1    --