

**PROPOSED ZONING AMENDMENT
APRIL 2024 ATM**

**WIRELESS COMMUNICATIONS FACILITIES
DRAFT v.1 – 2/3/2024**

(NOTE: FORMAT AND WORDING NEEDS TO BE REVIEWED BY TOWN COUNSEL)

ARTICLE XX: To see if the Town will vote to amend the Code of the Town of Newbury, Chapter 97, Zoning, Article IV, REGULATIONS OF OVERLAY DISTRICTS, § 97-4.C. Wireless Communications Facilities, and Attachment 1 – Zoning Overlay and Resource Districts Map to modify the boundaries of the Wireless Communications Tower District as follows (with new language indicated by **bold underline** and deleted language indicated by ~~striketrough~~):

1. Amend Section 97-4.C.2.a) by revising subsection (1) and adding new subsections (2) and (3), so that this Section reads as follows:
 2. Tower Use Restrictions.
 - a) A Wireless Communications Tower District (WCTD) has been created to enable wireless communications services to operate on tower-mounted facilities. A Wireless Communications Tower (WCT) may be erected by special permit in the following locations:
 - (1) Business/ ~~and~~ Light Industrial District;
 - (2) An area in the Agricultural-Residential District on the northerly and southerly sides of Elm Street encompassing Lot 18 on FY2024 Assessors Map R-17 and Lot 60 on FY2024 Assessors Map R-01;**
 - (3) An area in the Agricultural-Residential District on the easterly side of High Road encompassing Lot 36 on FY2024 Assessors Map R-32.**
2. Amend Attachment 1 – Zoning Overlay and Resource Districts Map to change “Wireless Communications Service Overlay District” to “Wireless Communications Tower District” and to show the new boundaries for the Wireless Communications Tower District.

or take any other action in relation thereto.