

## SECTION 1.4 RESTRICTIONS AFFECTING ALL DISTRICTS

Any other provision of this Bylaw notwithstanding, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, in any part of the Town:

- A. For any purpose which by the emission or discharge of fumes, vapor, smoke, gas, dust, cinders, offensive odors, chemicals, poisonous fluids or substances, refuse, organic matter, or excrement, the causing of noise or vibrations, or by unduly increasing the risk from fire or explosion, or otherwise, would be obnoxious, offensive, dangerous, or injurious to the public health or safety.
- B. For any purpose which would be for any reason injurious to the health, safety, morals or welfare of the community or harmful to property therein.
- C. For the parking, keeping or storing of a mobile home or house trailer, except as provided in G.L. c.40A, § 3.
- D. For the parking, keeping or storing of one or more commercial trailers for an aggregate total of more than thirty (30) days in any one year unless said trailer is:
  - 1. Enclosed within a building, or
  - 2. Stored or parked pursuant to a permit issued by the Select Board allowing sale or lease of new or used vehicles, or
  - 3. Stored or parked pursuant to a permit issued by the Select Board allowing public purposes or non-profit charitable purposes, or
  - 4. Parked pursuant to an office or storage trailer permit issued by the Inspector of Buildings in conjunction with construction and/or demolition on the premises, or
  - 5. Stored or parked pursuant to a special permit issued by the Zoning Board of Appeals.

In approving a request for a special permit under this paragraph, the Zoning Board of Appeals shall find:

- a. That there is no reasonable alternative to the requested use of one or more commercial trailers, and
- b. That the characteristics of the site and its immediate surrounding area are compatible with the proposed use.

Commercial trailers stored on a lot pursuant to a special permit issued by the Zoning Board of Appeals under this paragraph 5. for more than thirty (30) days shall be screened from view with appropriate materials, from abutting residential properties and in other instances as may be required by the Zoning Board of Appeals.

- E. For any construction, other than One-Unit Dwellings and Two-Unit Dwellings, except in accordance with the requirements of Section 5.6 and Section 6.3.
- F. There shall be no site preparation work done in connection with development of any use of land and no such work in connection with development of any subdivision until all necessary permits and approvals have been obtained. This section shall not prohibit site work reasonably necessary to the conduct of a land survey or any tests required as a condition precedent to the issuance of any permit or approval. If after obtaining all necessary permits and approvals such work is commenced and later abandoned, as said term is defined in the State Building Code, any areas of the site which have been disturbed during construction shall be re-vegetated in a manner sufficient to prevent erosion. To secure re-vegetation in the case of abandonment of a project, the Building Inspector, or in the case of a subdivision of land, the Planning Board, may require, as a condition of granting the necessary permits and approvals, that the owner post a bond or other satisfactory security in an amount reasonably estimated, by the Building Inspector, or the Planning Board, as the case may be, as sufficient to perform the work.
- G. For the sale or distribution of any materials and any and all entertainment which is "obscene" within the meaning of that term as defined in G. L. Chapter 272, Section 31.
- H. For games of chance or similar entertainment or amusement, operated either live or through audio or video broadcast or closed circuit transmission, except at an establishment licensed to sell all alcoholic beverages or wine and malt beverages only.
- I. For a Marijuana Establishment.

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