

SUMMARY OF NO. 25-35

This proposed law changes the process by which cities and towns may adopt or change zoning ordinances or by-laws. This proposed law would require that a planning board submit to the town meeting or city council a report with recommendations before any proposed ordinance or by-law (or amendment) is voted on. It would also require that no such vote be conducted within 21 days of the town meeting or city council's hearing on the proposed ordinance, by-law, or amendment. This proposed law would extend the period of time during which a town meeting may take action after a public hearing on a proposed ordinance or by-law (or amendment) from 90 days to six months, before the proposal requires a subsequent public hearing. This proposed law would require a two-thirds vote of all members of a town council, city council, or town meeting to adopt or change all zoning ordinances or by-laws or amendments. This proposed law would permit a city council or town meeting to reconsider any proposed zoning ordinance or by-law, or any substantially similar ordinance or by-law that was not adopted within three years. The proposed law would permit reconsideration of substantially similar zoning ordinances or by-laws within that three-year period only if adoption of the proposed ordinance or by-law is approved by a plurality of voters in a municipal election and unanimously recommended by the planning board in

its final report.