

## Suggested Bylaw Definition amendments for PC consideration

Customary Law: Traditional common rule or practice that has become an intrinsic part of the accepted and expected conduct in a community, profession, or trade and is treated as a legal requirement. Customary: Commonly practiced, used, or encountered; usual. Based on custom or tradition rather than written law or contract. In accordance with custom or habitual practice.

Subdivision: The division of any lot of record. Such division shall be permitted if all resulting lots conform to the zoning regulations for the districts in which they are located. A subdivision of land shall also be deemed to have taken place when a lot is divided by a state or municipal highway, road, or right-of-way, or when a lot is divided by surface waters with a drainage area greater than 10 miles.

Lot line adjustment: A boundary line adjustment is a division of property that does not create an additional lot and does not conflict with any other current regulations. All deeds must be written and recorded reflecting the decision of the ZBA. A boundary line adjustment is a form of subdivision. Application for boundary adjustments shall be approved as described in the subdivision bylaws.

Undue Adverse Effect (Impact) shall be found by the Woodford if: first it is determined that a proposed project will be contrary to the Town Plan and/or will have an adverse impact on any standards specified in the Bylaws; and Second if an adverse impact is found to exist, it will be considered undue if it substantially and materially (1) violates a clear, written community standard (2) offends the sensibilities of the average person, or (3) fails to take generally available mitigating steps that a reasonable person would take to meet any general standards specified in the Bylaws for any District.

Residence is a derived term of dwelling. By all interpretation a primary residence as opposed to a secondary residence (vacation home or investment property) is where a person lives for most of the calendar year, based on things like: Close to employment, Address on drivers license and registration, mail delivery, local family, business, church, and social affiliation, address on Federal, state and local income tax returns, voter registration. The criteria for a primary residence consists mostly on guidelines rather than hard rules and residential status is often determined on a case by case basis.

Dwelling Unit means a building or a part of a building that is used as a home, residence or sleeping place by one or more persons who maintain a household. Title 9 Chapter 137 4451 Definitions