

Modify Section 1.5 to extend moratorium by 4 months

Section 1.5 Moratorium on New Truck and Freight Terminals and Warehouses and Distribution Centers

The Planning and Zoning Commission hereby declares an immediate moratorium on all applications for, and approval of, new truck and freight terminals and warehouse/distribution centers throughout the Town so the Commission can pause to fairly assess and revise its regulations, in keeping with the goals in the town's *Plan for Conservation and Development*, to address the impacts of new warehouse/distribution centers.

Items to be reviewed include but are not limited to:

- Restrictions on the size of new buildings (acreage, square feet)
- Restrictions on "bundling" adjacent properties for development
- Enhanced buffers for residential areas abutting both commercial and industrial lands
- More stringent visual and sound barrier requirements for new developments
- A review of (and possible upgrade to) current traffic and noise standards (adopted through State statutes) and their application to trucks and trucking companies
- Clear definition of warehouses, distribution facilities and freight terminals;
- Quality, state-of-the-art traffic and noise studies provided by objective third parties
- Current best practices for noise abatement/reduction

The expiration date of this moratorium ~~shall not exceed 12 months from the effective date of adoption unless extended by the Planning and Zoning Commission~~ **is extended by four months for the commission to complete public hearing on proposed changes to the regulations.**

No application will be accepted or heard by the Planning and Zoning Commission, and no approvals will be given by the Planning and Zoning Commission for new truck and freight terminals and warehouse and distribution centers during this period.