



TOWN OF CHATHAM | MA

**PUBLIC HEARING**  
**Proposed General Bylaw**  
**Changes – Chapter 100 Airport**  
**Approach Protection**

**Select Board Meeting**

**May 7, 2024**



# ATM 2024 Proposed Airport Approach Protection Bylaw Change Articles – Chapter 100

- Article 39 - Scrivener's Error Correction
- Article 40 - Airport Approach Zones Map



## Public Hearing Requirement

- While Chapter 100 is codified as a local General Bylaw, it is, per statute, an “Airport Approach Regulation” and therefore requires a Select Board Public Hearing providing an opportunity to be heard pursuant to MGL Chapter 90, §40C
- Town Meeting approval is also required by MGL Chapter 90, §40C to make changes to an “Airport Approach Regulation”



## Notice of Public Hearing

- Notice was posted 15 days in advance of the Public Hearing, publicized in the Mainsheet, and referenced at multiple Public Meetings.
- Additional notice was provided to potentially impacted properties by the map change via a direct mailing as requested by the Select Board



# Chapter 100 Articles Proposed for ATM 2024

## Scrivener's Error Correction

- **Purpose** - to correct an inadvertent reference change resulting from a General Bylaw format change in 1997

## Revised Airport Approach Zones Map

- **Purpose** - to update the original 1958 map reference to reconcile it with the current Airport Layout Plan (ALP) and Airport Master Plan Update (AMPU) conditions and initiatives



## Scrivener's Error Correction Article “not”

What is the Scrivener’s Error in this case?

- An administrative mistake was made when changing the format of the Town’s General Bylaws, from Sections to Chapters, and a subsequent numbering change, where there was no intent to change content, but the word “not” was inadvertently dropped



# Scrivener's Error Correction Article

~~Strikethrough~~ indicates language proposed for deletion

Underline indicates language proposed for inclusion

To see if the Town will vote to amend General Bylaw Chapter 100 Airport Approach Protection Section 4 No obstructions permitted, as follows:

§ 100-4 - No obstructions permitted.

- B. The limitations prescribed in this chapter shall not be construed to require the removal, lowering or other change or alteration of any structure or tree not conforming to these regulations as of the effective date thereof or otherwise interfere with the continuance of any nonconforming use.



## Chapter 100 Chronology

- Originally approved/adopted 1958 - then contained in Section 56 – Airport Approach Bylaw
- First modified on May 12, 1997, Special Town Meeting (Article 11) – by a format change to the General Bylaws resulting in Section 56 - Airport Approach changing to Chapter 13 – Airport Approach Protection
- This 1997 Article was only intended to effectuate an administrative change to the overall format of the General Bylaws.



## Chapter 100 Chronology

- However, the supporting documentation for this Warrant Article, which contained the text of the newly entitled Chapter 13 – Airport Approach Protection, inadvertently failed to include the word not from the original Bylaw
- This scrivener’s error persisted in a subsequent administrative format change that went before Town Meeting in 2006, where Chapter 13 – Airport Approach Protection was changed to Chapter 100 – Airport Approach Protection



# Scrivener's Error Correction Article

Positive vote on this Article:

- Corrects an inadvertent reference change resulting from a General Bylaw format change in 1997
- Restores the word not as originally approved in the 1958 Bylaw
- Reestablishes consistency with Massachusetts General Law Chapter 90 §40B, as intended in the original approval



# Revised Airport Approach Zones Map Article

Chapter 100 of Chatham's General Bylaws entitled Airport Approach Protection:

- First enacted in 1958
- Determines what sorts of hazards (e.g., physical structures and trees) must be prevented from obstructing airspace in which arriving/ departing aircraft approach and leave the airport



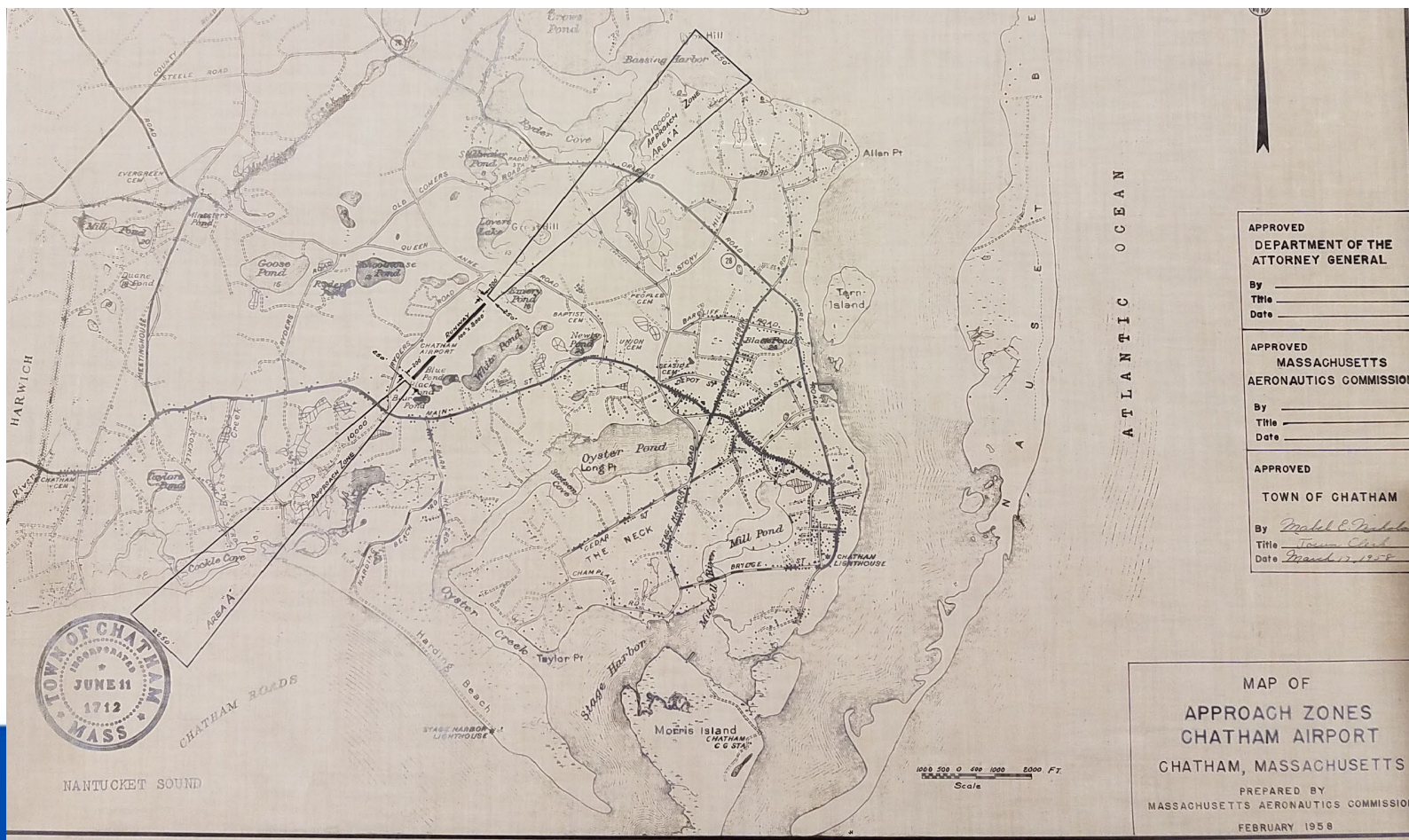
# Revised Airport Approach Zones Map Article

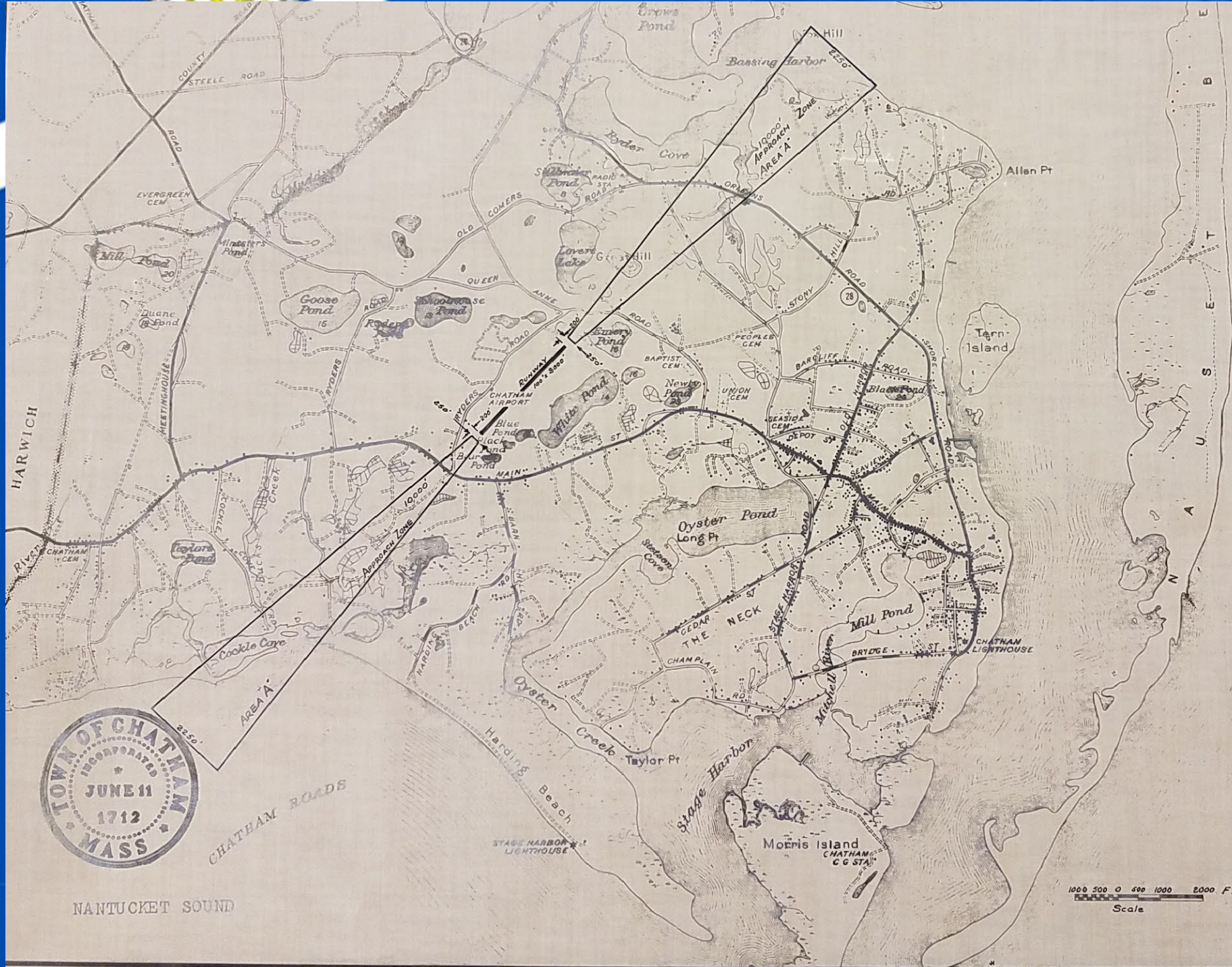
Chapter 100 of Chatham's General Bylaws entitled Airport Approach Protection:

- Defines the Airport Approach Zones as areas on the ground below the airspace used by arriving/departing aircraft
- In 1958 the Airport Approach Zones were defined and indicated on a map dated February 1958 and placed on file with the Chatham Town Clerk



## Airport Approach Zones Map - 1958





ATLANTIC OCEAN

APPROVED  
 DEPARTMENT OF THE  
 ATTORNEY GENERAL

By \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_

APPROVED  
 MASSACHUSETTS  
 AERONAUTICS COMMISSION

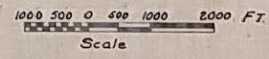
By \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_

APPROVED  
 TOWN OF CHATHAM

By *Malcolm E. Madala*  
 Title *Town Clerk*  
 Date *March 17, 1958*

MAP OF  
 APPROACH ZONES  
 CHATHAM AIRPORT  
 CHATHAM, MASSACHUSETTS

PREPARED BY  
 MASSACHUSETTS AERONAUTICS COMMISSION  
 FEBRUARY 1958





## Revised Airport Approach Zones Map Article

Since 1958 and up to the present there have been changes to the airspace used by aircraft arriving and departing the airport, including:

- Regulatory input from the Federal Aviation Administration (FAA) through its publication of Advisory Circulars (ACs)
- Safety improvements in the FAA approved Airport Layout Plan (ALP)



## Revised Airport Approach Zones Map Article

Since 1958 and up to the present there have been changes to the airspace used by aircraft arriving and departing the airport, including:

- Further efforts to improve safety for pilots, aircraft passengers and everyone on the ground in the Airport's vicinity
- These changes in the arriving and departing airspace no longer correctly reflect the Approach Zone Areas shown on the 1958 map which has not been revised in over 65 years



## Revised Airport Approach Zones Map Article

This proposed change is needed as:

- The 1958 map is out of date and needs to be replaced with a map that correctly reflects the reality of aircraft arrivals and departures today
- This substitution of a new map will support the continued commitment to public safety and protection of the lives and property of aircraft pilots and passengers and everyone on the ground in the Airport's vicinity because it will more accurately prevent the creation of airport hazards.



# Revised Airport Approach Zone Map Article

~~Strikethrough~~ indicates language proposed for deletion

Underline indicates language proposed for inclusion

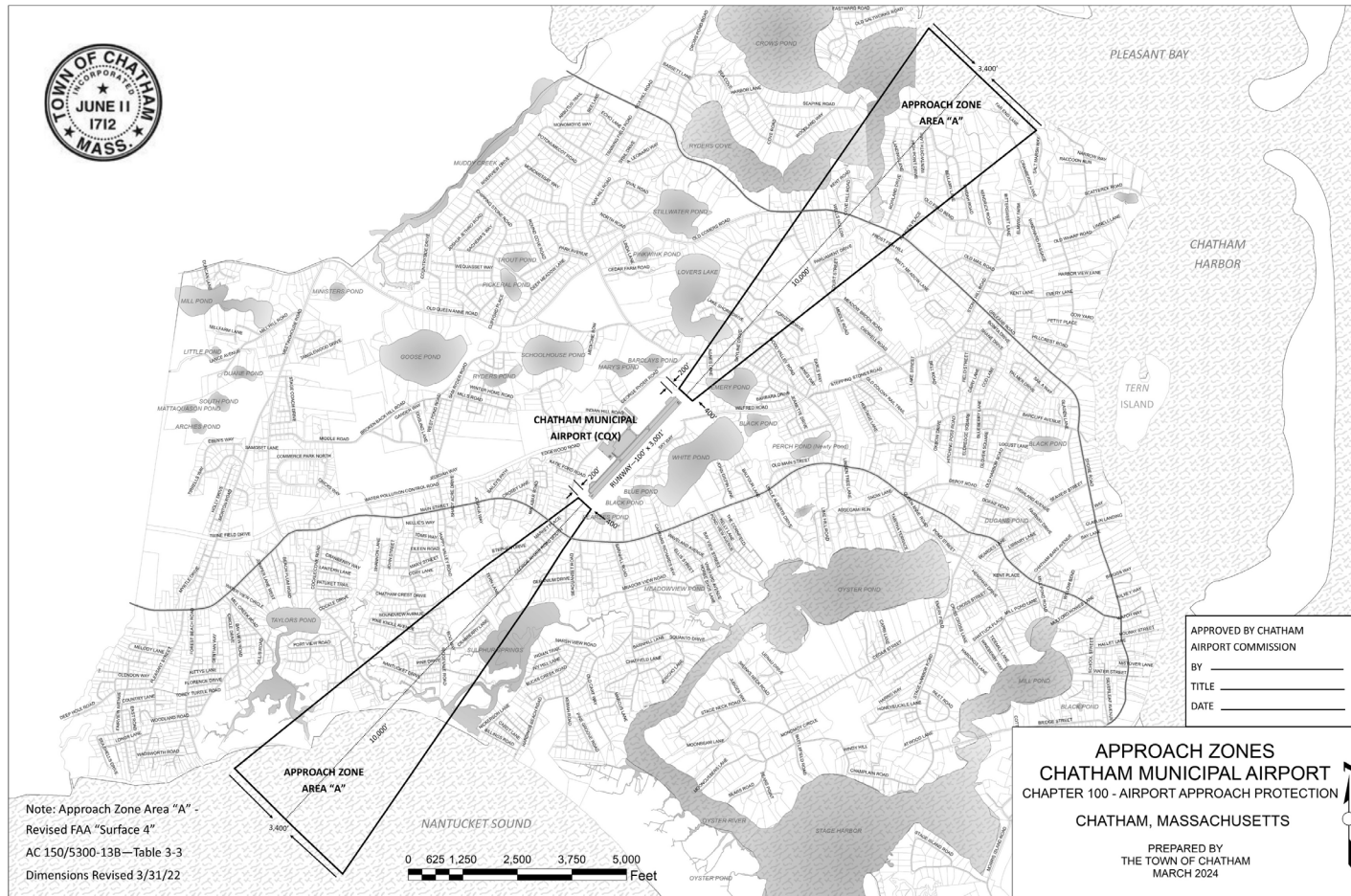
To see if the Town will vote to amend General Bylaw Chapter 100 Airport Approach Protection Section 2 Definitions, as follows:

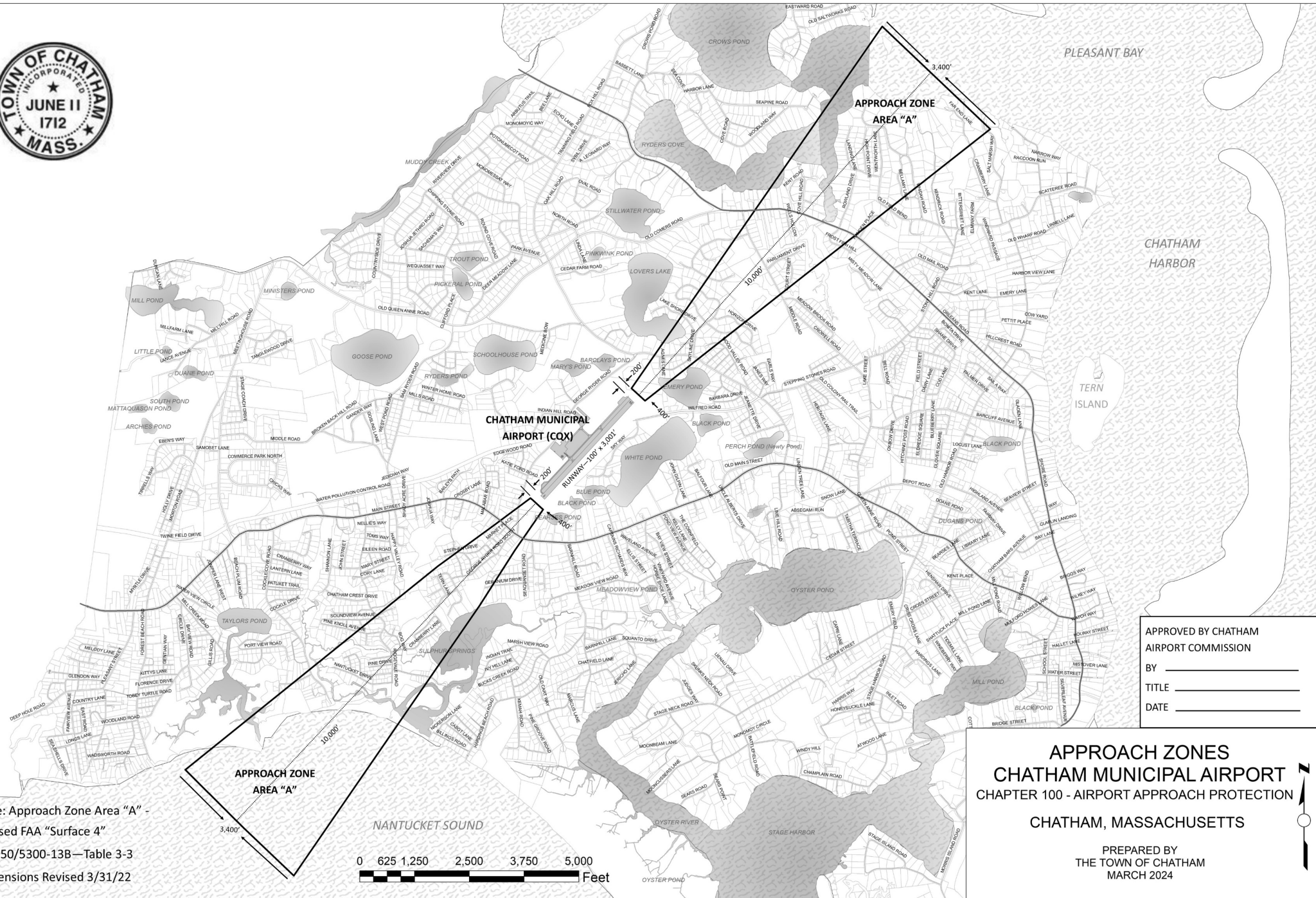
## AIRPORT APPROACH ZONE

Means any airspace above the areas defined and shown on a map titled "Map of Approach Zones Chatham Airport, Chatham, Massachusetts," dated ~~February 1958~~ March 2024 and which is on file in the Town Clerk's office and made a part of this chapter.

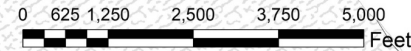


# Airport Approach Zones Map - 2024






Note: Approach Zone Area "A" -  
 Revised FAA "Surface 4"  
 AC 150/5300-13B—Table 3-3  
 Dimensions Revised 3/31/22



APPROVED BY CHATHAM  
 AIRPORT COMMISSION  
 BY \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_

**APPROACH ZONES**  
**CHATHAM MUNICIPAL AIRPORT**  
 CHAPTER 100 - AIRPORT APPROACH PROTECTION  
 CHATHAM, MASSACHUSETTS

PREPARED BY  
 THE TOWN OF CHATHAM  
 MARCH 2024





## 2024 Map Change Features

- Reconciles Approach Zone Areas with current conditions, Airport Layout Plan (ALP) features and FAA Advisory Circulars
- 2024 Map accurately reflects Approach Zones mandated by current FAA guidelines and advisories
- Map update reflects approaches in use today

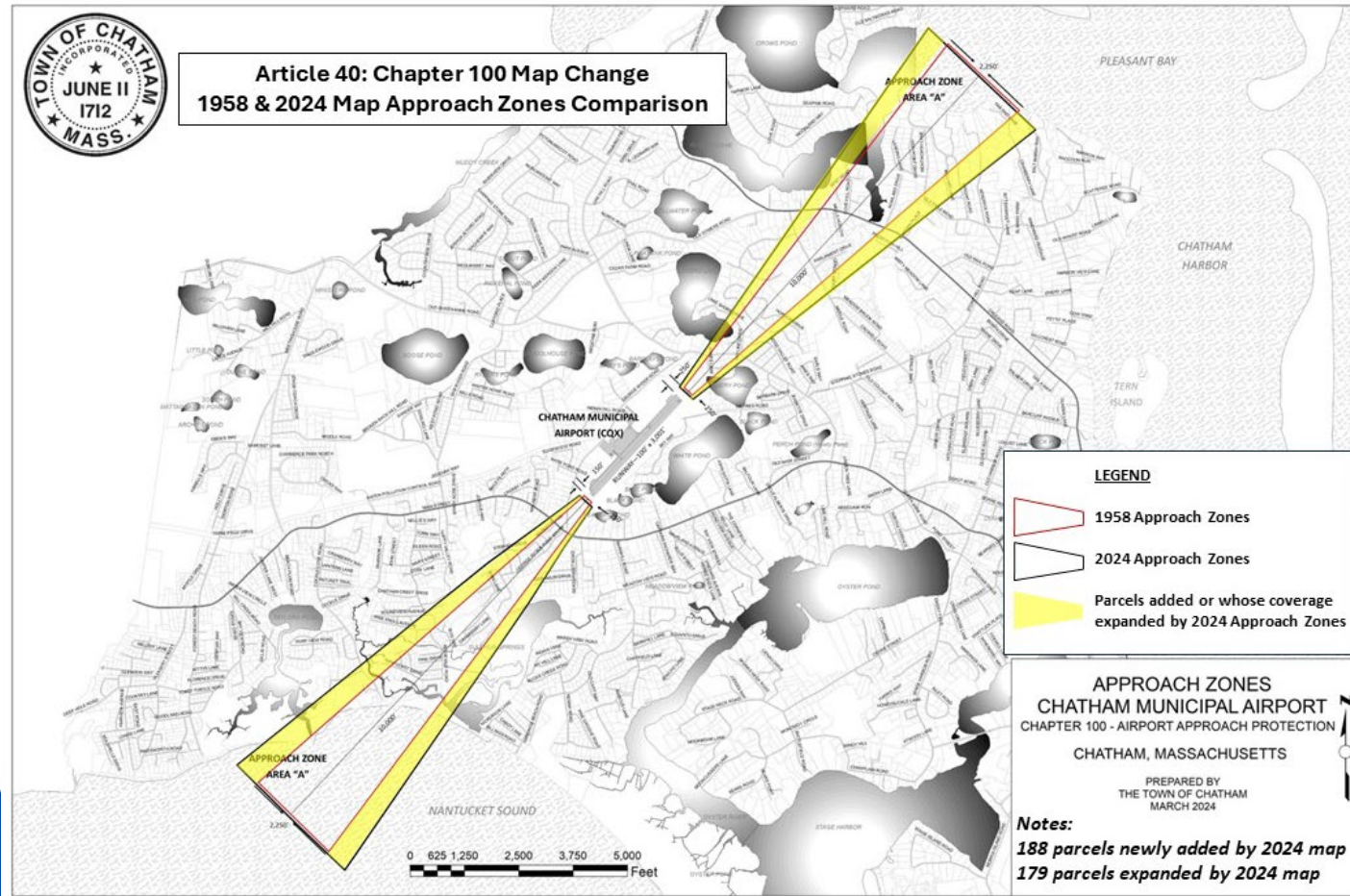


## 2024 Map Change Features

- Revised Approach Zone surfaces maintain the existing 20 to 1 slope of the 1958 Map
- Airport Approach Zones are distinct and separate from Runway Protection Zones (RPZ)

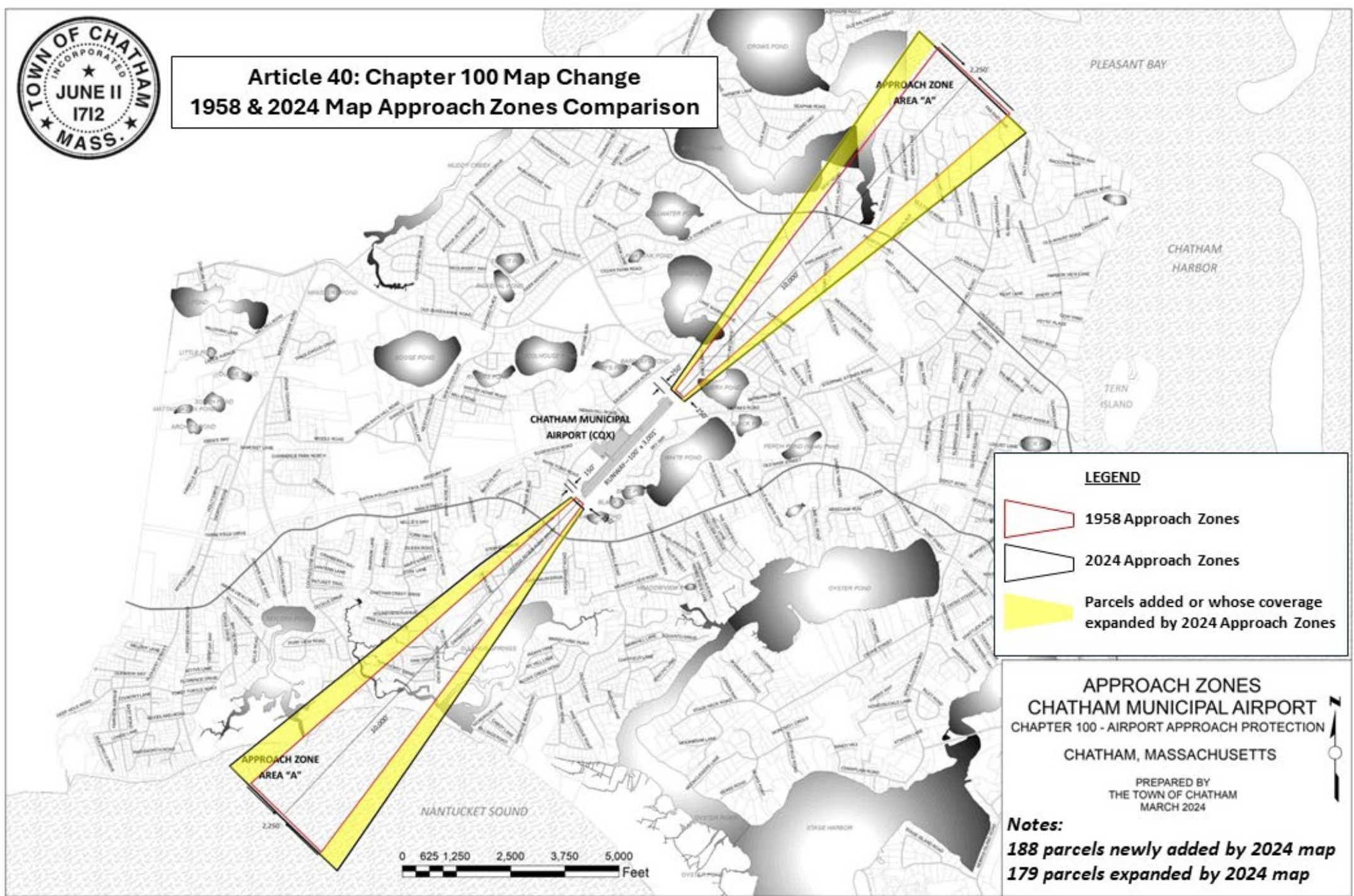


# 1958/2024 Approach Zone Comparisons








# Article 40: Chapter 100 Map Change 1958 & 2024 Map Approach Zones Comparison



### LEGEND

-  1958 Approach Zones
-  2024 Approach Zones
-  Parcels added or whose coverage expanded by 2024 Approach Zones

APPROACH ZONES  
CHATHAM MUNICIPAL AIRPORT  
CHAPTER 100 - AIRPORT APPROACH PROTECTION  
CHATHAM, MASSACHUSETTS

PREPARED BY  
THE TOWN OF CHATHAM  
MARCH 2024

**Notes:**  
*188 parcels newly added by 2024 map*  
*179 parcels expanded by 2024 map*



# Map Reference Change Article

Positive vote on this Article:

- Reconciles Approach Zones with current conditions, Airport Layout Plan (ALP) features and FAA Advisory Circulars
- Reestablishes consistency with current conditions and improves the ability to better protect public safety



# Article 40 Web Information Resource Page

<https://www.chatham-ma.gov/909/Article-40---Chapter-100-Map-Change-Info>

Reporting Aircraft/Airport Concerns

Airport Documents

Article 40 - Chapter 100 Map Change Information

Airport Governance, Regulations & Agreements

Approved Airport Layout Plan (ALP) 2020

Airport Master Plan Update (AMPU) February 2021

Airport Commission Minutes

Environmental Assessment (EA) Portal

Hangar Information

Noise Mitigation

Obstruction Removal/Easement Project

Use of Drones in Chatham

[Home](#) > [Government](#) > [Boards & Commissions A - C](#) > [Airport Commission](#) > Article 40 - Chapter 100 Map Change Information

## Article 40 - Chapter 100 Map Change Information

This article proposes to amend the Airport Approach Protection General Bylaw by updating the existing map reference in the Airport Approach Zone definition. Chapter 100 was first enacted in 1958 to prevent the creation of Airport Hazards. The definition of the "Airport Approach Zone" included a reference to a February 1958 Map on file with the Chatham Town Clerk. That February 1958 map is now outdated. Since 1958 there have been several changes to the airspace used by aircraft arriving and departing the airport, including: regulatory input from the Federal Aviation Administration (FAA) through its publication of Advisory Circulars (ACs) and safety improvements represented in the FAA approved Airport Layout Plan (ALP). These changes implement the Airport Commission's ongoing efforts to improve safety for pilots, aircraft passengers and everyone on the ground in the Airport's vicinity. The 1958 Map needs to be replaced with a map reflecting the reality of aircraft arrivals and departures today. As noted in the Article, a positive vote will result in the map of record changing to an updated "Map of Approach Zones Chatham Airport, Chatham, Massachusetts, dated March 2024."

The substitution of this new map reconciles Airport Approach Zone areas with current runway conditions, Airport Layout Plan (ALP) features and FAA Advisory Circulars. This new, revised surface shape maintains the existing 20 to 1 vertical slope of the 1958 Map surface areas and **does not change** the glide slope. The configuration in the March 2024 Map comports with the FAA's "Surface 4" in AC 150/5300-138-Table 3-3 (Revised 3/31/22). The Airport Approach Zones are distinct and separate from the Runway Protection Zones or "RPZ", which are two-dimensional, surface areas intended to enhance protection of people and property on the ground within 1,200 linear feet from the end of each runway.

[Current text of Chapter 100 Bylaw](#)

### Informational Mailing

- [Chapter 100 Map Change Mailing List](#)
- [Chapter 100 Yellow Map 1958 2024 Approaches](#)

### Supporting Documents

- [2024 ATM WARRANT Excerpt Article 40](#)
- [March 2024 Chapter 100 Map WARRANT VERSION](#)
- [February 1958 Approach Bylaw Map](#)

### INTERACTIVE MAP VIEWER

[https://mapsonline.net/peopleforms/mo4/index.php?site\\_id=4314](https://mapsonline.net/peopleforms/mo4/index.php?site_id=4314)

By using this Interactive Map Viewer residents and property owners can view their parcel of interest in relation to the existing 1958 Approach Zones and the location of the 2024 Approach Zones. Using the Find Tab on the upper left corner, users can enter property information to zoom to the parcel of interest and then using the layers tab can activate the "2024 Surface 4 Approach" and/or the "1958 Approach" layers to

Reporting Aircraft/Airport  
Concerns

Airport Documents

Article 40 - Chapter 100  
Map Change Information

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MA



# Public Comments

- Five Minutes per Speaker
- Responses to Questions to be addressed at the end of Public Comment