PUBLIC MEETING NOTICE
OFFICE OF THE HOLBROOK TOWN CLERK

In conformity with the provisions of Chapter 30A, §20, Massachusetts General Laws, I hereby file notice that a meeting of the:

BOARD/COMMITTEE: Planning Board, 50 N Franklin St, Noel C King Room

DATE: Tuesday, 3/28/2023 TIME: 7 PM

ZOOM LINK:

https://us06web.zoom.us/j/86808765941?pwd=VEIyTDNkZlNXUFN2b3VnOW0rTUU4Zz09

DIAL IN #: 1-929-205-6099

MEETING ID: 868 0876 5941 PASSCODE: 836875

NOTE Notices and lists of topics are to be posted 48 hours in advance of the meetings **excluding** Saturdays, Sundays, and legal holidays. Please keep in mind the hours of operation of the Office of the Town Clerk and make the necessary arrangements to be sure your posting is made in an adequate amount of time **30 minutes prior to the closing** of the Town Clerk Office.

Jeanmarie Tarara 03/23/2023 10:39 am

Posting Authority

AGENDA

(Must be included at time of posting)

(Conducted pursuant to the Executive Order dated March 12, 2020 suspending certain provisions of the Open Meeting Law, Gen. L. c. 30A §20 et seq. and 940 CMR 29.01 et seq.)

Cont., public hearing - MBTA OVERLAY DISTRICT, Pursuant to M.G.L. c. 40A § 5, on the following warrant article to amend the zoning bylaw at Town Meeting to see if the Town will vote to amend the Zoning By-laws by creating a new “which would allow multi-family dwellings to be constructed and to comply with Section 3A of Chapter M.G.L. c. 40A.

o This district will have land area of approximately 230 acres located on Assessor Maps Fiscal Year 2020.

o Map 13, lots 2, 3, 4, 5, 5-01, 6, 7, 8, 9,10,11,11-01, 12, 13, 14, 15, 16, 18, 19, 21, 22, 23, 24, 25, 27, 28, 30, 30-01, 31, 32, 32-01, 33, 34, 35, 35-01, 35-02, 35-05, 36, 37, 38, 39, 59, 60, 61, 62, 63, 64;

o Map 14, lots 57, 57-1, 58, 60-59, 61, 62, 62-01, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86-92, 87, 88, 89, 90, 90-01, 91, 93, 94, 95, 96, 97-01, 98, 99, 100,102;

o Map 19, lots 1, 2, 3,4, 5, 6, 7, 8, 9, 10, 11, 11-01, 12, 13, 14, 15, 16,16-01, 16-02, 17,19;

o Map 20, lots 19, 20, 21, 24;

o Map 25, lots 5, 6, 8, 9, 11, 12, 13, 14, 15, 15-01,16, 17, 18, 55, 56,129, 129-01, 129-02,130, 130-01, 130-02,130-3;

o Map 26, lots 7, 8, 9, 10, 11, 12, 15, 16, 17, 19

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Cont., public hearing - ZONING BYLAW - Pursuant to M.G.L. c. 40A, § 5, on the following warrant article to amend the zoning bylaw at Town Meeting. The public hearing will consist of the following:

o Add to Section 3.0 Use Regulations as new Section 3.2.4 – Permitted Accessory Uses in Residential Areas.
o Add to Section 3.0 Use Regulations as new Section 3.2.5 – Uses not considered accessory uses in Residential Districts (not allowed)
o Add to Section 4.0 Dimensional Regulations as new Section 4.1.3 – Accessory Use and Structure Setbacks
o Add to Section 4.0 Dimensional Regulations as new Section 4.1.4 – Front Yard Requirements
o Add to Section 11.0 Definitions – Lot Coverage by Building; Total Lot Coverage; Junk
o Delete Existing Definitions and replace with new Junkyard and Driveway Definitions
o Add 2 columns to Section 4.1.2 Table of Dimensional Regulations: Total Lot Coverage; Open Space

A copy of the proposed articles may be reviewed at the office of the Town Clerk and Inspectional Services at Town Hall, during the regular business hours of Monday, Wednesday and Thursday, 8 am-4 pm; Tuesday 8 am-7 pm; Friday 8 am-noon; or on our website: www.holbrookma.gov

Americans with Disability Disclosure:
If you are a person with a disability who needs any accommodation in order to attend and/or participate in this meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Town Administrtor's Office, at 50 N Franklin Street, Holbrook, MA 02343 or call 781-767-4312.
If you are hearing or voice impaired, please call 711.