



MARSHFIELD PLANNING BOARD
NOTICE OF PUBLIC HEARING

AMENDMENTS TO ZONING BYLAWS

In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 5; notice is hereby given that a PUBLIC HEARING will be held by the Marshfield Planning Board in Hearing Room 2 of the Marshfield Town Hall, at 7:10 P.M. on MONDAY, February 25, 2019 to consider and hear comments on the following proposed amendments to the MARSHFIELD ZONING BYLAWS:

To amend Article XI, Section 11.08 Age Restricted Adult Village with the following changes: remove the R-3 district from where it is allowed by special permit; clarify the creation of a yield plan; clarify the formula for the density bonus given for affordable housing units; reduce the percent of market-rate unit price to be paid for the fee in lieu of units; and address the change in DHCD policy on the counting of affordable housing units.

To amend Article XI, Section 11.04 Open Space Residential Development with the following changes: remove the R-2 and R-3 districts from where it is allowed by special permit; clarify the formula for determining the density/number of units allowed on the site; change one of the review criteria from at least equivalent to a conventional subdivision to superior to a conventional subdivision ; increase the minimum lot size under this special permit from 15,000 sq. ft. to 20,000 sq. ft.; increase the minimum frontage from 75 feet to 80 feet; increase the front setback of the house from the right of way from 15 feet to 20 feet; set minimum side and rear setbacks for the reduced lots; and remove the requirement of a 50 foot wetland buffer from roads or development.

To amend Article VII Signs with the following changes: to add a purpose section; clarify the procedure and timing for the Building Commissioner; modify and add to the general sign requirements; combine size, timing and number of all non-commercial signs into one category; and to clarify the size and setback requirements in the Industrial zone.

The text of all three articles are on file and may be viewed during regular business hours at the office of the Town Clerk and at the office of the Planning Board.
