



## Marshfield Planning Board Public Hearing Notice

In accordance with the provisions of Massachusetts General Laws Chapter 40A, Section 5, the Marshfield Planning Board will hold a Public Hearing at 7:30 PM on March 6, 2017, at the Marshfield Town Hall, 870 Moraine Street in Hearing Room 2. The purpose of the hearing is to accept public comments on the five (5) proposed amendments to the Marshfield Zoning Bylaws:

- a). To amend Article 9, Nonconforming Uses, Structures, and Lots, Section 9.04 (Reduction or Increase) by striking the existing language and inserting new language. This section of the Zoning Bylaw covers nonconforming lots, open space and floor area. The proposed change will allow a person to add land to a non-conforming lot thereby reducing the nonconformity. This article is submitted by the Building and Planning Departments.
- b). To amend Article 13, Section 13.02 Coastal Wetlands District, #3 Permitted Uses; by adding: the words "maritime service and safety facilities," to the list of municipal uses allowed in the Coastal Wetlands District. This article is submitted by the Harbor Master and Board of Selectmen.
- c). To amend Article 5. Use Regulations; by adding a new section: Section 5.05 Temporary Moratorium on the Sale and Distribution of Recreational Marijuana. This temporary moratorium will end by June 30, 2018 unless repealed sooner by action of Town Meeting. This article is submitted by the Board of Selectmen.
- d). To adopt the complete Re-numbering and Re-caption to the Marshfield Zoning Bylaw. This would include the re-designating of the Zoning Bylaw as Chapter 305 of the Code of the Town of Marshfield; the re-numbering of each section and subsection of the Bylaw, inserting article and section titles and updating internal reference to reflect the new numbering system. This article is submitted by the Board of Selectmen.
- e). To adopt as part of the Re-numbering and Re-caption of the Zoning Bylaw as set forth in the Final Draft of the Code of Marshfield dated 01-01-2017. This article includes eight revisions to existing references, a rewording of Article 1 section 1.03 Purpose; nine revisions to existing definitions and the following 32 other minor revisions:

Section 305-3.01A is amended as follows: "The Town of Marshfield, Massachusetts, is hereby divided into eleven zoning districts to be designated as follows:"

Section 305-3.02, Superimposed zoning districts, is amended to add the Brant Rock Village Overlay District.

Section 305-4.04 is amended as follows: "In cases of mixed occupancy, the regulation for each use ~~each~~ shall apply to the portion of the building or land so used."

Section 305-5.01 is amended as follows: "Except as provided in the Zoning Enabling Act or in this Bylaw, no building, structure, or land shall be used except for the purposes permitted in the district as described in this ~~section~~ article."

Section 305-6.08F is amended to change "Federal Aviation Agency" to "Federal Aviation Administration."

Original § 6.09, Lot width, is deleted (duplicated definition of "lot width" in Article II).

Section 305-7.02G is amended to change "directory traffic or directional" to "traffic or directional signs."

Section 305-7.03 is amended to add " The following signs shall be permitted in any residential district:" to the beginning of the section.

Section 305-7.04 is amended to add "The following signs shall be permitted in any business district:" to the beginning of the section and to amend Subsection E(2) as follows: "No recommendation within ~~35~~ 30 days shall be deemed approval."

Section 305-7.05 is amended to add "The following signs shall be permitted in the Industrial District:" to the beginning of the section.

Section 305-8.01 is amended to revise the last entry in the table as follows: "Any use permitted by this ~~ordinance~~ Bylaw not ~~determined~~ interpreted to be covered by this schedule: Closest similar use as shall be determined by the ~~Building Inspector~~ Building Commissioner/Zoning Enforcement Officer."

Section 305-8.02 is amended to revise the second entry in the table as follows: "1 per every 75,000 square feet ~~or fraction thereof~~ of gross floor area ~~up to 2 spaces; 1 additional space for each 200,000 square feet or fraction thereof of gross floor area over square feet.~~"

Section 305-8.06 is amended as follows: "Required off-street parking spaces shall be provided on the same lot as the principal use they are required to serve."

Section 305-8.08L is amended as follows: "Any entrance or exit driveway shall not exceed 30 feet in width at the ~~property~~ street line except for fire stations, in which case the widths may be increased to 40 feet."

Section 305-10.08 is amended as follows: "Any person, firm or corporation violating any of the provisions of this bylaw shall for each violation, upon conviction thereof, pay a fine of ~~not more than \$100~~ \$300."

Section 305-10.10F is amended to change "Chairman" to "Chairperson."

Section 305-10.11B(2) is amended to change "neighborhood lands" to "neighboring lands."

Section 305-10.12C is amended as follows: "Said site plan shall show, among other things, all existing and proposed buildings, structures, parking spaces, driveway openings, driveways, service areas, and ~~to~~ other open uses, all facilities for sewage, refuse, and other waste disposal and for surface water drainage, wetlands, ~~and for surface water drainage~~, and all landscape features, such as fences, walls, planting areas and walks."

Section 305-11.03 is amended as follows: "The following conditions apply to any filling authorized under this Bylaw ~~shall~~ except for the construction of a new subsurface disposal system or repair and/or alteration of an existing subsurface disposal system."

Sections 305-11.05F(3)(e) and 305-11.14G(5) are amended to change "Treasurer" to "Treasurer/Collector."

Section 305-11.05H is amended to change "said chapter" to "said Bylaw."

Section 305-11.06 is amended as follows: "For the planned development of land for industrial purposes subject to area regulations less than the minimum required in the Table of Dimensional and Density Regulations, ~~provided~~ the following regulations shall apply:"

Section 305-11.07E is amended as follows: "There shall be no advertising on the premises other than a small non-electric sign not to exceed two square feet in area."

Section 305-11.08B(9)(b) is amended to change "forty-foot buffer areas" to "fifty-foot buffer areas."

Section 305-11.08C is amended to change "and most recently amended on March 17, 2003" to "as amended."

Section 305-11.15J(5)(a)[3] is amended as follows: "A description shall be provided of the technical procedures used in producing the photo simulations' vantage points, distances and angles."

This article is submitted by the Board of Selectmen.

Copies of the proposed Zoning Bylaw amendments are available at the Planning Department and Town Clerk's office during regular business hours.

Karen Horne, Chair  
Marshfield Planning Board

---

Please print this public hearing notice in the February 8, 2017 and February 15, 2017 editions of the Marshfield Mariner and send the invoice and tear sheets to the Marshfield Planning Board, 870 Moraine Street, Marshfield, MA 02050. Phone: 781-834-5554