

**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 REMOTE PUBLIC HEARING will be held by the Marshfield Planning Board, at 7:00 P.M. on MONDAY, March 18, 2024 to consider and hear comments on the following proposed amendments to the Marshfield Code, Division 3: Zoning Bylaw, Chapter 305:

- Amend the Zoning Bylaws to add a new Article XVI MBTA Communities Multi-family Overlay District to allow as of right multi-family housing in the district
- Amend the Marshfield Zoning Map (Article III) by adding a new overlay district called MBTA Communities Multi-Family Overlay District (MCMOD)
- Amend Article 305-5.04, Table of Use Regulations, Principal Use, Residential, #2 Open Space Residential Development (See 305-11.04)
- Amend Article 305-5.04, Table of Use Regulations, Principal Use, Residential, #3 Age Restricted Adult Village (See 305-11.08)
- Amend Section 305-13.05 Brant Rock Overlay District by replacing the current subsection (305-13.05, F. Design Requirements, (1) Floodproofing with new language
- Amend the Marshfield Zoning Map (Article III) by updating the Inland Wetland District boundaries
- Amend Article II Definitions by adding definitions for Executive Office of Housing and Livable Communities and the Marshfield Affordable Housing Trust
- Amend Article 305-11.08 Age Restricted Adult Village by replacing the current language with new language to replace references to DHCD with EOHLC and Housing Partnership with Housing Trust
- Amend Article 305-13.06 Planned Mixed Use Development by replacing the current language with new language to replace references to DHCD with EOHLC and Housing Partnership with Housing Trust
- Amend Article 305-11.14 Inclusionary Zoning for Affordable Housing by replacing the current language with new language to replace references to DHCD with EOHLC and Housing Partnership with Housing Trust
- Amend Article 305-11.16 Mixed-use building in B-1 by replacing the current language with new language to replace references to DHCD with EOHLC and Housing Partnership with Housing Trust
- To amend Article 305-5.04, Table of Use Regulations, Wholesale, Transportation and Industrial, #22 Micro-brewery processing to be a permitted use in the Brant Rock Village Overlay District (BRVO)

The full text of the articles is available on the Planning Department website and may be viewed during regular business hours at the office of the Town Clerk and at the office of the Planning Board. The ZOOM link to the public hearing will be posted with the Town Clerk and found on the meeting calendar on the Town Website the Wednesday afternoon prior to the meeting.

Michael Biviano, Jr., Chair
Marshfield Planning Board