



TOWN OF NORTHBOROUGH PLANNING BOARD

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

April 3, 2018
Planning Board
Selectmen's Meeting Room

AGENDA

7:00pm

Continued Public Hearing RE: Proposed Zoning Amendments for 2018 Annual Town Meeting

- Section 7-05-010 General Provisions G. Prohibited Uses by adding (3) Marijuana Establishments to be a prohibited use.
- Section 7-05-030, Table of Uses, Table 1, Parts A and B, by adding Marijuana Establishment and Medical Marijuana Treatment Center to be prohibited in all zoning districts and add footnote 9 to Part A and footnote 13 to Part B which prohibits use variances for marijuana establishment, medical marijuana treatment center, or sale of marijuana accessories.
- Section 7-05-020 adding G(7)(g) definition of Marijuana Establishments.
- Section 7-05-030, Table of Uses, Table 1, Part B, by adding Marijuana Establishments to be allowed in HB zoning district and prohibited in DB, BE, BW, BS and I zoning districts and Marijuana Social Consumption Operations to be prohibited in DB, BE, BW, BS, HB and I zoning districts.
- Section 7-10-080 adding new section for Marijuana Establishments.
- Section 7-05-030, Table of Uses, Table 1, Part A, by adding Two-family dwelling to be prohibited use in the RA and RB zoning districts and an allowed use by Special Permit from Planning Board in RC, GR, MSR and DN zoning districts.
- Section 7-05-030, Table of Uses, Table 1, Part A, Two-family dwelling, by deleting existing language of footnote 3 and replacing with new language for footnote 3.
- Section 7-03-060, Design Review, add B(e) to read In the RC, GR, MSR and DN districts, any special permit application to the Planning Board for a two-family dwelling.
- Section 7-06, Density and Dimensional Regulations, Table 2, amend table by inserting 35 in the column labeled Maximum Height, Feet, for the RA, RB, RC, GR, MSR and DN districts.
- Section 7-06, Density and Dimensional Regulations, Table 2, add reference to new footnote 3 next to each of the following district abbreviations: RC, GR, MSR and DN and add new footnote 3

below the table to read See Sec. 7-06-030(J)(5) for lot regulations that apply to two-family dwellings.

- Section 7-06-030(J), add new subsection 5 pertaining to new minimum lot areas, minimum lot frontages, minimum lot widths, and minimum yard setbacks for two-family dwellings in the RC, GR, MSR and DN districts.
- Section 7-03-050 Site Plans C. Site Plan Approval (4) by deleting reference to (B)(2) and replacing it with C(2)(b).

7:15pm

Continued Public Hearing RE: Special Permit and Site Plan Approval for 172 Bearfoot Road

Applicant: Stephen Macdonald Construction Inc.

Engineer: Engineering Design Consultants, Inc.

Date Filed: January 11, 2018

Decision Due: 90 days from close of hearing

8:00pm

Old/New Business

- Consideration of Minutes (01.16.18, 01.30.18, 02.02.18, 03.06.18)
- ANRs
- Lot Releases
- Bonds
- Subcommittee Updates
- Master Plan Steering Committee Update
- Annual Town Meeting
 - April 23rd
- Next Planning Board Meeting
 - April 17th
- Next ZBA Meeting
 - May 22nd

8:30pm

Adjourn

Cc

Town Clerk
Board of Selectmen Liaison
Building Inspector
Health Agent
Zoning Board of Appeals
DPW Director

Town Administrator
Town Engineer
Finance Director
Historic District Commission
Assessors
Applicants