

## PUBLIC NOTICE

### TOWN OF PLAINFIELD

#### Re: ZONING BYLAW AMENDMENTS

The Planning Board will hold a PUBLIC HEARING on MARCH 30, 2019 at 1:00PM at the Plainfield Town Hall, 344 Main Street, to discuss proposed amendments to the town's zoning bylaw:

#### 1. Reorganization of Sections

A: Delete current Section II – Definitions and relocate definitions to relevant individual sections.

B: Relocate Section IX – Administration to become Section II.

C: Relocate Sub-section 8.3 – Large Scale Ground-mounted Solar Photovoltaic Installations to become Section IX.

D: Move Sub-section 6.3 – Conditions for Construction to Sub-section 6.0 and renumber subsequent sections accordingly.

2. Section I – Title, Authority, and Purpose. Insert common definitions.

3. Section II – Administration. Establish the Planning Board as the Special Permit Granting Authority except for Non-conforming Uses. Amend criteria for site plan review and special permits.

4. Section IV – General Use Regulations. Delete and replace with new Section IV to include definitions; expand uses allowed by right; define new category for uses allowed by right with site plan review; expand uses allowed by special permit; expand uses not allowed; define submission requirements for site plan review.

5. Section V – Intensity Regulations. Add sub-sections to define criteria for driveways, allow shared driveways by special permit, and provide general parking regulations.

6. Section VI – General Provision. Add criteria to Conditions for Construction, allow non-conforming structures to be modified by-right if no additional non-conformity is created; and, allow mobile homes as temporary dwellings for up to six months on a lot with a building permit for a new dwelling.

7. Sub-section 8.0 – Signs. Change dimensional requirements and allow externally illuminated signs.

8. Sub-section 8.1 – Campgrounds. Reduce minimum site and set-back requirements.

9. Sub-section 8.2 – Accessory Apartments. Add Multi-family Conversions of existing dwellings and allow accessory apartments for both one and two family dwellings.

10. Sub-section 8.3 – Transient Lodging Facilities. Add subsection to establish criteria for: Bed and Breakfasts as accessory uses to a residential use; lodging of three rooms or less in facilities that are not owner-occupied; and, lodging facilities with greater than three rooms.

11. Exhibit A – Yard Setbacks. Add annotations to define lot line, clarify exceptions for non-conforming structures and allow a fifty (50) percent reduction to minimum yards for accessory structures.

12. Exhibit B – Table of Intensity Regulation. Reduce yard requirements from fifty (50) feet to twenty-five (25) feet for residential uses; allow side and rear yard reductions to 50% for accessory structures; reduce

minimum lot size for campgrounds from fifty (50) acres to twenty-five (25) acres; and, reduce minimum yard requirements for campgrounds from five hundred (500) feet to two-hundred fifty (250) feet.

13. Exhibit B – Table of Intensity Regulation. Add rows for Commercial, Industrial, Institutional and Boarding Kennel Uses.

14. Exhibit D – Use Table. Add new exhibit that lists uses in four categories: uses allowed by-right; uses allowed by-right with special permit; uses allowed by special permit; and, uses not permissible.

15. Update miscellaneous formatting and cross-references to sub-sections related to proposed amendments.

Full text and exhibits of the proposed amendments may be inspected during normal business hours at the office of the town clerk located at 304 Main Street, Plainfield, MA 01070.