

PUBLIC HEARING NOTICE

TOWN OF DANVERS PLANNING BOARD

POSTED
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TOWN CLERK DANVERS

The Danvers Planning Board will hold a public hearing on Tuesday, October 10, 2017 at 7:00 PM in the Daniel J. Toomey Hearing Room, Danvers Town Hall, 1 Sylvan Street, regarding proposed zoning amendments as follows:

1. Marijuana Establishment Overlay District Amend the Zoning Bylaw of the Town of Danvers as follows: Add a new **Section 11** "Marijuana Establishments" said overlay district to include parcels in the Industrial-1 (I-1) district at Danvers Industrial Park and Cherry Hill Industrial Park; amend the Zoning Map by incorporating "Marijuana Establishment Overlay District" by reference. Amend the Zoning Bylaw by incorporating the "Marijuana Establishment Overlay District" by reference in **Section 5.3** "Certain Overlay Districts are Designated as Follows:"

2. Miscellaneous Changes Amend the following sections of the Zoning Bylaw of the Town of Danvers as follows:

Section 31 "Flood Plain Districts and Floodways" delete repetitive Sections 31.1 inclusive through 31.8 in its entirety (pages 31.6 through 31.9). Amend **Section 31.4** "Definitions" by updating the definition language to meet National Flood Insurance Program regulations.

Table 1, "Table of Allowable Uses" in Commercial-1A and Village Districts delete footnote reference "1" and insert correct footnote reference "4" for "multi-family dwellings, upper floors"

Table 3, "Table of Dimensional Requirements – Commercial & Industrial" change the use designation from "X"(prohibited) to "SP(PB)" to allow Outdoor Motor Vehicle sales and storage in the Route 114-A (RT114-A) and Highway Corridor (HCZ) zone by Special Permit granted by the Planning Board.

Table 1 "Table of Allowable Uses" and **Table 2** "Table of Dimensional Requirements – Residential" by adding the word "open" to NOTE "1" under "NOTES" to read as follows: "1. Eaves, steps, & open porches may be less."

Section 40.2 "Definitions;" correct the spelling of "Restaurant" and a grammatical omission in the definition of "Structure".

Section 30.4 "Special Permits - Provisions for Special Permits" update the time period for which a Special Permit expires to reflect zoning enabling legislation MGL CH 40A Section 9 from "2" years to "3" years.

Section 9.3.3 "Extended Family Living Areas (EFLA)" "Applicability/Eligibility" delete reference of Section 9.4 and insert the correct reference Section 9.3.4 "Design Standards".

3. Multi-Family Affordability Provision Amend the Zoning Bylaw of the Town of Danvers as follows: Amend **Section 30.2.16** "Multi-Family Affordability Provision" **Section 2** "Applicability" to require any multi-family residential project approved by Special Permit consisting of a total of five (5) or more new or existing units to comply with the affordability provision in the By-Law (Current language excludes existing unit

thus bypassing this provision). Amend **Section 3.c** “Requirements” to require the payment-in-lieu fee for rental and for-sale units be based on the net number of units added.

4. Zoning Map Amend the Zoning Map of the Town of Danvers as follows: Change the zoning designation and amend the Zoning Map for the area known as 469 (Old) Maple Street (Map: 018 Lot: 031), 471 (Old) Maple Street (Map: 018 Lot 030), 475 Maple Street (Map: 018 Lot: 029) from Residential-3 (R3) zoning district to Highway Corridor (HCZ) zoning district.

5. Movie/TV Production To amend **Section 9.1** “Accessory Uses – General Accessory Uses” to include by right in or on any single or two family residential property, street or neighborhood the right for movie or TV production for up to 14 days. The Town Manager, or designee, shall require a public meeting to be held for the express purpose of receiving public input, and if any, required permits of licenses.

Draft language and map of the above-noted articles is on file at the Town Clerk and Planning Offices, Danvers Town Hall, 1 Sylvan Street, Danvers MA. For more information, call the Department of Planning and Human Services at 978-777-0001 x 3095.

Danvers Planning Board
Margaret J. Zilinsky, Chair

cc: Applicant, Abutters, File

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