

WELLESLEY PLANNING BOARD

PUBLIC ZONING HEARING

MONDAY, FEBRUARY 25, 2013, 7:30 p.m.

GREAT HALL - TOWN HALL

525 WASHINGTON STREET

In accordance with Chapter 40A, Section 5, MGL, the Planning Board will hold a public hearing on the following amendments to the Zoning Bylaw and Zoning Map proposed to be considered by the 2013 Annual Town Meeting. A copy of the text of the motions expected to be made under the articles listed below can be examined at the Planning Board Office (Town Hall, 525 Washington Street), will be mailed upon request and can be found online at www.wellesleyma.gov/Pages/WellesleyMA_Planning/index. Maps delineating proposed zoning map amendments are on file for examination at the Planning Board Office. Persons interested are encouraged to call or visit the Planning Board Office (781) 431-1019 ext. 2230, 2232, 2234 or 2238 for more information.

The article number designations have been assigned by the Board of Selectmen.

Article 27: Innovative Neighborhood Development

To see if the Town will vote to amend the Zoning Bylaw SECTION XVIII. AREA REGULATIONS by striking subsection B. Alternative Area Regulations in Subdivisions of Ten Acres or More (Cluster Residential Developments) in its entirety, and by adding a new section to the Zoning Bylaw to provide cluster development opportunities for innovative design of small subdivisions having 2 to 4 lots; or take any other action relative thereto.

(Planning Board)

Article 28: Natural Resource Protection Cluster Development

To see if the Town will vote to amend the Zoning Bylaw SECTION XVIII. AREA REGULATIONS by striking subsection B. Alternative Area Regulations in Subdivisions of Ten Acres or More (Cluster Residential Developments) in its entirety, and by adding a new section to amend the Zoning Bylaw to allow by right innovative, context sensitive design of subdivisions having 5 or more lots where such cluster design shall achieve the protection of primary and secondary conservation resources that are protected through local, state or federal law including wetlands and regulated buffers, rivers and streams and regulated buffers, floodplains, and habitat for rare or endangered species, as well sites that contain valuable natural or cultural resources that are not regulated by local, state or federal law; or take any other action relative thereto.

(Planning Board)

Article 29: Wellesley Square Commercial District -Zoning Map Modification

To see if the Town will vote to amend the Zoning Map by extending the Wellesley Square Commercial District to include those properties, or portions thereof that are currently zoned Educational and located at #40 Grove Street, #53 Grove Street and #576 Washington Street (Assessor's Parcels 112-37, 124-13 and 124-16); or take any other action relative thereto.

(Planning Board/Board of Selectmen)

Article 30: Wellesley Square Commercial District- Density Special Permit

To see if the Town will vote to allow a reduction in the 2,500 square foot minimum lot area per family requirement for residential uses in the Wellesley Square Commercial District upon the issuance of a Special Permit by the Planning Board by amending the Zoning Bylaw SECTION XVIII. AREA REGULATIONS D.2 Ratio of Families to Lot Area; or take any other action relative thereto.

(Planning Board/Board of Selectmen)

Article 31: Sign Bylaw

To see if the Town will vote to amend the Zoning Bylaw SECTION XXIIA. SIGNS, to modify the required setback for “Standard Informational Signs”; or take any other action relative thereto.

(Planning Board)

Article 32: Medical Marijuana Treatment Centers (Marijuana Dispensaries)

To see if the Town will vote to amend the Zoning Bylaw SECTION IA. DEFINITIONS., SECTION XVI. RESTRICTIONS AFFECTING ALL DISTRICTS., and SECTION XXV. SPECIAL PERMIT GRANTING AUTHORITY. to define and regulate “medical marijuana treatment centers” (Marijuana Dispensaries); or to amend the Zoning Bylaw to otherwise define and establish a temporary moratorium on the location of “medical marijuana treatment centers” and the “medical use of marijuana” in the Town, for the purpose of providing an orderly period of time for the Town to investigate and analyze the town-wide impacts of authorizing, regulating, or locating such facilities at a time when the Department of Public Health of the Commonwealth of Massachusetts has not yet promulgated regulations on the implementation of said law; the proposed moratorium to remain in effect from April 1, 2013 to June 30, 2014 unless extended, continued or modified as a subsequent Town Meeting; to make similar or other changes to the Zoning Bylaw which would have the same or substantially the same purpose; or take any other action relative thereto.

(Board of Selectmen)

Meghan C. Jop, AICP
Planning Director
(1/31/13, 2/7/13, 2/14/13)