

 TOWN OF WESTBOROUGH

 MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

Forbes Municipal Building

 Tel. (508) 366-3055 45 West Main Street

 Lester Hensley, Chairman Westborough, MA 01581

 Jim Robbins, Town Planner

August 29, 2014

Ms. Wendy Mickel

Town Clerk

Town Hall

Westborough, MA. 01581

Dear Ms. Mickel:

The Westborough Planning Board will hold their regularly scheduled meeting in the Forbes Municipal Building, Suite 23, 2nd Floor, on Tuesday, September 16, 2014 at 7:00 p.m.

**ANR PLANS:**

 **OLD BUSINESS/NEW BUSINESS:** Request for escrow fund release on 7 Smith Street and 8 Smith Street

**Note: Anyone interested in more specific times for items on this agenda, please call the Planning Board 48 hours before the meeting**

**Tuesday, September 16, 2014:**

**7:00 p.m.** Public Hearing on Zoning Articles to be placed on the 2014 Fall Special Town Meeting Warrant to discuss amending the Zoning Bylaws as follows:

Article 2, District Regulations, Section 2300, Use Regulation Schedule, Institutional Uses, Municipal use voted at Town Meeting;

Article 2, District Regulations, Section 2600, Subsection 2630, Building in M-1 District (M-1);

Article 5, Definitions, including amending “Accessory Building” and by creating a new Definition: “Building, Principal”;

Amend the Zoning Bylaws and Zoning Map by approving an Overlay Map in accordance with Sections 4900 through 4960 of the Westborough Zoning Bylaws and to include the following parcels in such overlay from Assessors’ Map 21: Parcels 224, 212, 223, 55, 55A, 56, 53; And from Assessor’s Map 28, Parcels 1, 4, 5, 6, 7, 8, 9, 182, 181, 180, 178, 177, 176, 15A, 15.

Establish Dimensional Zoning Regulations for Building in (M-1) District: as required under Article 2, Section 2600, Dimensional Schedule, Subsection 2630 of the Westborough Zoning Bylaws for the Town-owned property located at 100 Friberg Parkway further identified on the Westborough Assessor’s Map 35, Parcel 146 to allow the erection of a Public Safety Communications Tower. The dimensional regulations for this property shall be as follows: Minimum Front Yard = 0; Minimum Side Yard = 0; Minimum Rear Yard = 0; Maximum Structure Height = 180 feet;

Amend the Zoning Bylaws and Zoning Map by amending the Zoning Classification for the portions of the Parcels listed on attached legal advertisement currently zoned Industrial from General Industrial (IB) to Single Residential (R); and by amending the Zoning Classification for the portions of the Parcels listed on the attached legal advertisement currently zoned Residential from Single Residential (R) to General Industrial (IB). (See attached Legal Advertisement).

**7:00 p.m.** Discussion regarding the GTAG Hocomonco Pond Reuse Committee

**7:00 p.m.** Possible submission of Preliminary Plan for Preservation Acres subdivision – 18 Arch Street

Respectfully submitted, Sandy Spinella/Administrative Assistant

**LEGAL**

**TOWN OF WESTBOROUGH**

**OFFICE OF THE PLANNING BOARD**

**NOTICE OF PUBLIC HEARING**

A public hearing will be held on Tuesday, the 16th of September, 2014 at 7:00 P.M. in the Forbes Municipal Building, 45 West Main Street, Westborough, Massachusetts, 2nd floor in the Conference Room adjacent to the Office of the Planning Board on the following Article to appear on the Warrant for the 2014 October Town Meeting:

To see if the Town will vote to amend its Zoning Bylaws and Zoning Map by approving an Overlay Map in accordance with Sections 4900 through 4960 of the Westborough Zoning Bylaws and to include the following parcels in such overlay from Assessors’ Map 21: Parcels 224, 212, 223, 55, 55A, 56, 53;

And from Assessor’s Map 28, Parcels 1, 4, 5, 6, 7, 8, 9, 182, 181, 180, 178, 177, 176, 15A, 15.

or take any action thereon.

A copy of the proposed zoning amendment is on file with and can be viewed at the offices of the Westborough Planning Board and Westborough Town Clerk during their business hours. Any person interested or wishing to be heard on the proposed amendment should attend the public hearing indicated above.

**WESTBOROUGH PLANNING BOARD**

Lester Hensley, Chairman

Brian Bush, Vice-Chairman

Mark Silverberg

Edward Newton, Jr.

Charlie Diamond

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To see if the Town will vote to establish the dimensional regulations, as required under Article 2, Section 2600, Dimensional Schedule, Subsection 2630 of the Westborough Zoning Bylaws for the Town-owned property located at 100 Friberg Parkway further identified on the Westborough Assessor’s Map 35, Parcel 146 to allow the erection of a Public Safety Communications Tower. The dimensional regulations for this property shall be as follows: Minimum Front Yard = 0; Minimum Side Yard = 0; Minimum Rear Yard = 0; Maximum Structure Height = 180 feet;

or take any action thereon.

A copy of the proposed zoning amendment is on file with and can be viewed at the offices of the Westborough Planning Board and Westborough Town Clerk during their business hours. Any person interested or wishing to be heard on the proposed amendment should attend the public hearing indicated above.

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To see if the Town will vote to amend its Zoning Bylaws and Zoning Map by amending the Zoning Classification for the portions of the Parcels listed below currently zoned Industrial from General Industrial (IB) to Single Residential (R):

As shown on Assessors’ Map 18: Parcels 37A, 37, 36, 35, 14, 22, 23, 13, 13A, 38, 39, 40, 41, 42, 43, 44, 11A, 48, 47, 46, 45, 12, 49, 1, 33, 34, 30, 31, 32, 32A, 32B and 27;

And as shown on Assessor’s Map 19: Parcels 91, 92, 93, 46, 48, 88, 49, 50, 51, 52, 53, 54, 55, 62, 56, 57, 61;

And as shown on Assessor’s Map 20: Parcels 88, 89, 89A, 90, 91, 675 and 675A;

And as shown on Assessor’s Map 17: Parcels 16, 23, 24;

And as shown on Assessor’s Map 29: Parcel 119;

And by amending the Zoning Classification for the portions of the Parcels listed below currently zoned Residential from Single Residential (R) to General Industrial (IB):

As shown on Assessor’s Map 17: Parcel 111; and Map 22: Parcel 24; and Map 29: Parcel 105; and Map 24: Parcels 7, 8 and 24.

or take any action thereon.

A copy of the proposed zoning amendment is on file with and can be viewed at the offices of the Westborough Planning Board and Westborough Town Clerk during their business hours. Any person interested or wishing to be heard on the proposed amendment should attend the public hearing indicated above.

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To see if the Town will vote to amend the Town of Westborough Zoning Bylaws,

Article 2, District Regulations, Section 2300 Use Regulation Schedule, Institutional Uses, Municipal use voted at Town Meeting;

Article 2, District Regulations, Section 2600, Subsection 2630, Building in M-1 District (M-1);

Article 5, Definitions, Accessory Building, and by creating a new Definition: Building, Principal;

or take any action thereon.

The intent of these Zoning Amendments is to clarify zoning definitions; to eliminate redundancy and regulations that are obsolete; and to improve land use regulation through clear and concise zoning bylaws.

A copy of the entire proposed zoning amendment is on file with and can be viewed at the offices of the Westborough Planning Board and Westborough Town Clerk during their business hours. Any person interested or wishing to be heard on the proposed amendment should attend the public hearing indicated above.

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