

WELLESLEY PLANNING BOARD

NOTICE OF PUBLIC HEARING

**MONDAY, FEBRUARY 3, 2020, 6:30 PM
GREAT HALL, TOWN HALL**

In accordance with M.G.L., Chapter 40A, Section 5, and Section 26 of the Zoning Bylaws of the Town of Wellesley, Massachusetts, notice is hereby provided that the Planning Board will hold a public hearing to begin at 6:30 p.m. on Monday, February 3, 2020 in the Great Hall in Town Hall, 525 Washington Street, on the following proposed amendments to the Zoning Bylaw and Zoning Map proposed to be considered at the 2020 Annual Town Meeting:

- Amendment of the Zoning Map by applying the Historic District Overlay Zoning District to 323 Washington Street.
- Amendment of the Zoning Bylaw to include the Large Scale Solar Overlay District in the list of districts in Section 1A ESTABLISHMENT OF DISTRICTS of the Zoning Bylaw.
- Amendment of the Zoning Bylaw Section 4 GENERAL RESIDENCE DISTRICT and Section 16D LARGE HOUSE REVIEW to apply Large House Review to single family dwellings, two-family dwellings and Town Houses in the General Residence District.
- Amendment of the Zoning Bylaw, Section 16E, TREE PROTECTION AND PRESERVATION to (1) clarify the intent and purpose of the bylaw, (2) require increased mitigation actions; (3) increase the scope of protected trees, (4) allow other factors to be included in determining contributions to the Tree Bank Fund, (5) conform to Article 55 of the Town Bylaws, and (6) update terminology.
- Amendment of the Zoning Bylaw, Section 16F, NATURAL RESOURCE PROTECTION (NRP) DEVELOPMENT to (1) increase flexibility in the design and layout of the lots within a NRP Development, (2) ensure that all such developments comply with lighting requirements in Section 16G, and (3) update terminology.
- Amendment of the Zoning Bylaw to delete Section 22E TEMPORARY MORATORIUM ON MARIJUANA ESTABLISHMENTS in its entirety.
- Amendment of the Zoning Bylaw, including Section 25 SPECIAL PERMIT GRANTING AUTHORITY to update statutory and regulatory references and associated changes resulting from the enactment of Chapter 55 of the Acts 2017.
- Amendment to the Zoning Bylaw by revising Section 16C, DRAINAGE REVIEW, as needed to comply with the requirements of the 2016 USEPA/MassDEP General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems in Massachusetts (the “MS4 Permit”).
- Amendment of the Zoning Bylaw to delete the term “Board of Selectmen” and inserting in place the term “Select Board”.

The purpose of the hearing is to allow interested persons the opportunity to express their views and opinions on the proposed amendments; any person interested or wishing to be heard should appear at the time and place designated.

A copy of the text of the proposed amendments, as well as exhibit maps, may be inspected at the Planning Department/Planning Board Office (Town Hall, 525 Washington Street), will be mailed upon request, and can be found online at <http://wellesleyma.gov> Interested persons are encouraged to call or visit the Planning Department/Planning Board Office (431-1019 ext. 2230, 2232, 2234 or 2238) for more information.

Donald S. McCauley
Planning Director

(1/16/2020, 1/23/2020)