

SECTION 6.4. NOTICE FOR PUBLIC HEARINGS

- A. In all cases where notice of a public hearing is required, notice shall be given by publication in a newspaper of general circulation in the Town once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing; and by posting such notice in a conspicuous place in the Town Hall for a period of not less than fourteen (14) days before the day of such hearing.
- B. As used in this Zoning Bylaw, "parties in interest" shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the Planning Board of the Town, and the planning boards, of every abutting city or town. Owners of land directly opposite the petitioner on any public or private street or way, shall be considered abutters under this Section.

The assessors maintaining any applicable tax list shall certify to the Permit Granting Authority or Special Permit Granting Authority the names and addresses of parties in interest, and such certification shall be conclusive for all purposes.

- C. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid.

The Permit Granting Authority or Special Permit Granting Authority may accept a waiver of notice from, or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five (5) nor more than ten (10) additional days to reply.

- D. Publications and notices required by this Section shall contain the name of the petitioner, a description of the area or premises, street address, if any, or other adequate identification of the location, of the area or premises which is the subject of the petition, the date, time, and place of the public hearing, the subject matter of the public hearing sufficient for identification, the place where the texts and maps thereof may be inspected, and the nature of the action or relief requested, if any.
- E. No defect in the form of any notice under this Zoning Bylaw shall invalidate this Zoning Bylaw or amendment thereto, unless such defect is found to be misleading.
- D. No such hearing shall be held on any day on which a state or municipal election, caucus, or primary is held in the Town.

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