



**Town of East Bridgewater
ZONING BOARD OF APPEALS
175 Central Street
East Bridgewater, MA 02333
(508)378-1607 phone (508)378-1628 fax**

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ORGANIZATION: ZONING BOARD OF APPEALS

MEETING

**PUBLIC HEARING
(PLEASE CIRCLE APPROPRIATELY)**

CANCELLATION

DATE: Wednesday, May 1, 2019

TIME: 7:00 P.M.

LOCATION: Planning/Building Meeting Room – Second Floor

PURPOSE: General Discussion concerning proposed Zoning By-Law and Map Changes for Annual Town Meeting. Also, Reorganization of the Board

REQUESTED BY: Dorothy Simpson

ALL MEETING NOTICES MUST BE FILED AND TIME STAMPED IN THE TOWN CLERK'S OFFICE AND POSTED ON THE MUNICIPAL BULLETIN BOARD 48 HOURS PRIOR TO THE MEETING (SAT. SUN, Holidays not included)

LIST OF TOPICS TO BE DISCUSSED

ARTICLE PB-01 - PROPOSED ZONING MAP CHANGE

To amend the Zoning Map by changing the existing zoning district bounded generally by Highland Street to the North, Elm Street to the West, Grove Street to the South, and the current Equity Industrial Partners solar field to the east from Industrial (I 1) to Residence 1 (R-1) as shown on the revised map.

ARTICLE PB-02 – PROPOSED ZONING MAP CHANGE

To amend the Zoning Map by changing portions of the existing Industrial (I-1) zoning district on Central Street in an area shown on a Plan of Land entitled "Hanson Land Company" westerly of the Hanson town line (I-1) to Residence 1 (R-1) and Residence R-2 (R-2)

ARTICLE PB-03 – SECTION 5.S. PLANNED OPEN SPACE RESIDENTIAL DEVELOPMENT (POSRD)

To amend the Zoning By-Laws by correcting errors made in Section 5.S. when originally adopted in 1987 by replacing all Residence A (RA) references with Residence 1 (R-1) and all Residence B (RB) references with Residence 2 (R-2) and further to add a new reference Residence 3 (R-3) District for attached units.

ARTICLE PB-04 – ADDING NEW SECTION TO GENERAL PROTECTIVE PROVISIONS ACCESSORY FAMILY UNIT

To amend the Zoning By-Laws by adding a new Section 6.D. (7) Accessory Family Unit in a single family dwelling. The intent is to provide an opportunity for members of single family, who choose to live in close proximity, but separate from other members of that family, and within a single family residential dwelling. Further to protect residential stability, property values and the single family character of neighborhoods and to make it possible for the Town to ensure code compliance and public safety.

ARTICLE PB-05 – PROPOSED CHANGES TO FLOOD PLAIN AND WETLANDS PROTECTION DISTRICT

To amend the Zoning By-Laws by making changes in the language defining the Flood Plain and Wetlands Protection Districts that will result in all flood plain, wetland, and related permitting to be handled by the Town of East Bridgewater Conservation Commission.

ARTICLE PB-06 – ADDING NEW GENERAL PROTECTIVE PROVISIONS COMMON DRIVEWAYS (CD)

To amend the Zoning By-Law by adding a new section to the General Protective Provisions entitled Common Driveways. The intent is to enhance the safety and welfare of residents served by common driveways; Clarify the rights and responsibilities of builders and residents of common driveways and of the Town of East Bridgewater; Provide safe and maintainable access to multiple lots over a common driveway, where providing individual driveways on each lot is not feasible due to physical impediment(s) to access from a public way.

Please note that the complete text and maps of these six proposed Zoning-By-Law/Map amendments are available for viewing at the Planning Building Department, second floor of Town Hall and Town Clerks office at Town Hall