

TOWN OF SHARON



PLANNING BOARD

Proposed Zoning By-Law Amendments Pursuant to G.L. c. 40A, § 5 Relative to the Post Office Square Dimensional Standards

The **Planning Board** will hold a **Public Hearing** on **Thursday, October 6, 2011 at 7:30 PM** at the **Sharon Town Hall, Lower Level Meeting Room**, Sharon, Massachusetts, to review a proposed Amendment to the Zoning By-Laws to revise certain sections of the Zoning By-Laws affecting the so-called “Post Office Square” area, as summarized below:

Amend Sections 2412(c) and (f)(5) to change the term “lot side line” to “side lot line.”

Add a new Section 2412(h) to exempt from Section 2412 those uses in Business District A, unless the property contains a single- or two-family dwelling.

Amend Section 2461 “Minimum Lot Area” to eliminate minimum lot area requirements for uses other than single- or two- family dwellings in Business District A.

Amend Section 2462 “Minimum Lot Frontage and Width” by adding new requirements for Business District A.

Amend Section 2463 “Lot Coverage and Open Space” by increasing maximum lot coverage for multi-family uses and for other uses other than single- and two-family dwellings; by reducing minimum landscaped open space coverage; and to encourage landscaped areas and public seating.

Amend Section 2464 “Building Location” by changing front yard setbacks for uses in the Business Districts A and by requiring front yard setbacks be used for landscaping, public seating, circulation, signage and drives; by allowing for adjoining buildings.

Amend Section 2465 “Maximum Building Height” by changing the maximum building height and stories in Business District C, plus allowing for accessories and architectural features on roofs in Business Districts A and C.

Amend Section 2467 “Residential Buildings” by allowing more than one (1) building used wholly or in part for residence on any one (1) lot in the Business District A.

The full text of the proposed Article is available in the office of the Sharon Town Clerk at 90 South Main Street, in the Engineering and GIS Division office of the Sharon

Department of Public Works at 217R South Main Street during normal office hours and at the Sharon Public Library during normal business hours.

All interested parties should attend.

Sharon Planning Board
Susan Price, Chair