

TOWN OF SHARON



PLANNING BOARD

Proposed Zoning By-Law Amendments Pursuant to G.L. c. 40A, § 5 Relative to the Post Office Square Uses, Site Plan Approval and Definitions

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 Section 2213 "Site Plan Approval in Certain Business Districts" to require site plan approval for Business District B projects.

Amend Section 2321 "Permitted Residential Uses" to allow, in Business District A, up to two (2) apartment units when located above a non-residential ground floor use.

Amend Section 2323 "Permitted Commercial Uses" to require a special permit for uses over 5,000 square feet of gross floor area in Business District A; to reduce the number of parking spaces required in Business District A; to allow artist's studios or art galleries in Business Districts A and C; and to require proper disposal of certain wastes used in certain personal service businesses in Business Districts A and B.

Amend Section 2326 "Uses and Accessory Uses Allowed on Special Permit from the Board of Appeals" to require a special permit for certain uses.

Amend Section 3144 relative to parking and loading requirements for uses subject to site plan approval.

Amend Section 4230 by removing Business District A from that section.

Add a new Section 4240 "Business District A" that regulates site plan approval by the Planning Board and special permit approval by the Board of Appeals for developments in the Business District A.

Amend Article V "Definitions" by adding new definitions for "Apartment," "Basement," "Half Story," "Mixed Use Building," "Single Family Dwelling," "Special Permit Granting Authority," "Story" and "Two Family Dwelling."

Amend Section 6323.a (3) by deleting the existing subsection (3) and replacing it with a new subsection (3) relative to site plan review in Business Districts A and C.

Amend Section 6330 relative to low impact site plan approval in Business Districts A and C.

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