TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
TEL. (508) 839-5335 ext. 1120 • FAX (508) 839-4602

PLANNING BOARD

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LEGAL NOTICE
TOWN OF GRAFTON, MA
PLANNING BOARD

Pursuant to Mass General Law Chapter 40A, Section 5 the Grafton Planning Board will hold a Public Hearing on **Monday, April 11, 2016** commencing **at 7:30 PM**, in **Conference Room A** at the **Grafton Memorial Municipal Center**, 30 Providence Road, Grafton, MA, to consider the following Proposed Amendment to the Grafton Zoning By-Law (ZBL), which was submitted for the **2016 Annual Town Meeting Warrant:**

ZBL 2016-2 Amendment to Water Supply Protection Overlay District Boundary: Proposed Amendment to the map entitled "Town of Grafton – Zoning Map" expand the Water Supply Protection Overlay District to include the area identified as the WSPOD Expansion as shown on the map prepared by entitled "Proposed Water Supply Protection Overlay District (WSPOD) Expansion – Trinity Ave Well Site dated March 15, 2016 prepared By AppGeo.

ZBL 2016-3 Amend Definition for Frontage, Add Corner Lot and Corner Lot – Rear Yard: Proposed Amendment to the Grafton Zoning By-Law Section 2.1 Definitions to amend the definition of frontage to exclude lots approved by a Special Permit for a common drive and flexible development from the requirement that access be through the lot's frontage and to add definitions for Corner Lot and Corner Lot – Rear Yard.

ZBL 2016-4 Add Breweries, Microbrewery, Nano-Brewery, Brew Pub, etc.: Proposed Amendment to the Grafton Zoning By-Law Section 2.1 Definitions to add definitions for Brewery, Microbrewery, Micro-Cidery, Micro-Winery, Nanobrewery, Nano-Cidery, Nano-Winery, and Brewpub; to amend ZBL Section 3.2.3.1 to add Brewery, Microbrewery, Nanobrewery, and Brewpub to the Use Regulation Table, and to amend ZBL Section 7.4.C to exclude Microbrewery, Nano-brewery, and Brewpub from prohibited uses in the Water Supply Protection Overlay District.

ZBL 2016-5 Other Eating Establishments – Use Regulation Table: Proposed Amendment to the Grafton Zoning By-Law Section 3.2.3.1 Use Regulation Table to change "Other Eating and Drinking Establishments" from "N" (not permitted) to "S" (permitted with Special Permit) in the Neighborhood Business District and to change form "Y" (permitted by-right) to "S" (permitted with Special Permit) in the Village Mixed Use District.

ZBL 2016-6 Add Artist Live/Work/Gallery, Large Family Child Care Home, Contractor's Yard: Proposed Amendment to the Grafton Zoning By-Law Section 2.1 Definitions to add definitions for Artist Live/Work/Gallery, Large Family Child Care Home, and Contractor's Yard; and to amend ZBL Section 3.2.3.1 to add uses to the Use Regulation Table.

ZBL 2016-7 Fisherville Smart Growth Overlay District Amendments: Proposed Amendment to the Grafton Zoning By-Law Section 10 Fisherville Mill Smart Growth Overlay District, Subsection 10.6.A Permitted uses to add uses permitted in the district, to remove the requirement that residential units only be permitted over commercial uses, and to remove the requirement for a Certificate of Occupancy for 10,000 of commercial space prior to the issuance of a Certificate of Occupancy for ten dwelling units.

ZBL 2016-8 Village Mixed Use District Amendments: Proposed Amendment to the Grafton Zoning By-Law Section 12 Village Mixed Use District, Subsection 12.2 Applicability to establish an advisory review process prior to issuance of a building permit and to require affordable units as part of projects greater than eight residential units; and to amend Subsection 12.4 and 12.5 to include additional uses permitted by right and by Special Permit, to allow residential on the first floor of a mixed use project with the issuance of a Special Permit, and to a density over 8 units per acre for projects on less than two acres through the issuance of a Special Permit.

A complete copy of the text of the proposed Amendments to the Grafton Zoning By-law is on file with the Town Clerk and the Planning Board Office in the Grafton Municipal Center, and may be viewed during normal business hours.

GRAFTON PLANNING BOARD
Sargon Hanna, Chairman
Michael Scully, Vice Chair
Robert Hassinger, Clerk
David Robbins, Member
Linda Hassinger, Member

Publish in the Grafton News
March 24 & March 31, 2016

Bill to the Planning Board

***Please Note:** Individuals requiring special accommodations should contact the Planning Board Office at (508)839-5335, Ext.1120, at least seven (7) days prior to the hearing date in order to facilitate your request. Thank you.*