



TOWN OF LAKEVILLE

Form 7-PBN

OFFICE OF THE TOWN CLERK

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FROM THE OFFICE OF
LILLIAN M. DRANE
MMC/CMMC

Notice of Planning Board Hearing

Relative to Proposed Zoning By-Law Amendments
Pursuant to M.G.L. c. 40A, § 5

The Planning Board of the Town of LAKEVILLE will hold a public hearing to discuss proposed amendments to the town's zoning by-laws. The public hearing will be held as follows:

Place: Lakeville Police Station-Meeting Room, 323 Bedford Street, Lakeville, MA
Date: Thursday, October 12, 2023
Time: 7:00 P.M.

The subject matter of the proposed amendments is/are as indicated below (*attach additional sheets if necessary*). The complete text and maps relative to the proposed amendments are available for inspection during regular business hours at the following place(s):*

Place: Town Clerk's Office, 346 Bedford Street, Lakeville, MA


Subject Matter of Proposed Amendments Sufficient for Identification

Article Number:

- **7:00 PM Public Hearing #1-Art 9**
(Adding ZBA as SPGA for changeable copy, electronic msg board, and internally illuminated signs)
- **7:00 PM Public Hearing #2-Art 10**
(Adding standards for approval for changeable copy, electronic msg board, and internally illuminated signs)
- **7:05 PM Public Hearing #3-Art 8**
(Adding new Open Space Residential Development Bylaw)

POSTED: September 28, 2023

* Note: The above information is *strictly required* by M.G.L. c. 40A, § 5.



**TOWN OF LAKEVILLE
PLANNING BOARD**
346 Bedford Street
Lakeville, MA 02347
774-776-4350

**NOTICE OF PUBLIC HEARING
LEGAL NOTICE**

The LAKEVILLE PLANNING BOARD will hold Public Hearings pursuant to the Town of Lakeville Zoning Bylaw and M.G.L. Ch. 40A §5 on **THURSDAY, October 12, 2023 at 7:00 PM** at the Lakeville Police Station Meeting Room. The purpose of the Public Hearings is to provide the public with an opportunity to comment on proposed amendments to the Lakeville Zoning Bylaw as follows:

7:00 P.M. Public Hearing #1
This Article would amend the Lakeville Zoning By-Laws Section 270-6.6. F, Special Permits (3) by adding that the Special Permit Granting Authority will be the Zoning Board of Appeals. It will read as follows:

Section 270-6.6 F. Special Permits
(3) Changeable copy signs, electronic message board signs, and internally illuminated signs or the portion of a sign that is changeable copy, an electronic message board or internally illuminated shall require a special permit by the Zoning Board of Appeals.

7:00 P.M. Public Hearing #2
This Article would amend the Lakeville Zoning By-Laws Section 270-7.4 by adding the following new section related to standards for changeable copy signs, electronic message board signs, and internally illuminated signs. The balance of the Section will be renumbered accordingly.

(30) Signs - Changeable copy signs, electronic message board signs, and internally illuminated signs.

These signs must meet the following standards in order to receive a Special Permit by the Zoning Board of Appeals.

- The parcel where the sign is proposed shall not abut properties on either side or across the street that are zoned Residential, or contain a single-family dwelling.
- If the property cannot meet the above standard (a) a Special permit may still be issued only if the sign is for a use that identifies municipal or public safety buildings, medical facilities, or retail stores that sell medical supplies.
- It must be determined that the sign is not detrimental to the character of the neighborhood.

7:05 P.M. Public Hearing #3
The Article would Add a new Section, 270-7.9 Open Space Residential Development under Article VII Special Regulations, to the existing Lakeville Zoning By-Laws. This new By-Law would allow by Special Permit of the Planning Board the approval of a subdivision plan that allows the reduction of lot size, provided the same number of lots proposed could be conventionally built, and 50% of the developable land area is set aside as open space.

The By-Law includes the following Sections:

- Purpose
- Special Permit Required
- Pre-Application Meeting
- Development Requirements
- Dimensional and Design Requirements
- Dedicated Open Space
- Ownership of Dedicated Open Space
- Preliminary Subdivision and OSRD Concept Plan Application Process
- Special Permit Application and Filings
- Special Permit Decisions
- Approval Criteria
- Revisions to Approved Special Permits

The proposed amendments to the Zoning Bylaw may be viewed at the Lakeville Town Clerk's office in Town Hall, 346 Bedford Street, Lakeville, MA 02347 by appointment only. Amendments are also available for review on the Planning Department page of the Town website.

Planning Board Members
Mark Knox, Chairman
Michele MacEachern, Vice-Chair
John Cabral
Nora Cline
Jack Lynch