



TOWN OF LAKEVILLE

OFFICE OF THE TOWN CLERK

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Lakeville, Massachusetts 02347

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Form 7-PBN

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 13, 2022
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:

- **7:05 PM Public Hearing #1-** (*Amend Section 8.0 Administration*)
- **7:10 PM Public Hearing #2-** (*Amend Section 5.0 Intensity Regulation, 5.2 Footnotes to Intensity*)
- **7:15 PM Public Hearing #3-** (*Rezoning 155.4 Acres located on County Street.*)
- **7:20 PM Public Hearing #4-** (*Amend 7.4.6- Specific Uses by Special Permit*)
- **7:25PM Public Hearing #5-** (*Amend Section 4.1- Table of Use Regulations- Add Section 4.1.3*)

POSTED: September 29, 2022

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

**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 13, 2022 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:

7:05 P.M. Public Hearing #1
The Article would Amend Section 8.0 Administration to: ADD 8.2 Planning Board Associate Member
There shall be one Associate Member, recommended by the Planning Board and appointed annually by the Select Board for a one-year term. The associate member shall sit on the Board for purposes of acting on special permit applications in the case of absence, inability to act, or conflict of interest on the part of any member of the Planning Board or in the event of a vacancy on the Board. And renumber the remainder of the Section accordingly

7:10 P.M. Public Hearing #2
This Article would Amend Section 5.0 Intensity Regulations, 5.2 Footnotes to Intensity Requirements to:
ADD 5.2.8 In the Business District one side or rear yard setback, on a non-conforming lot abutting another businesses district property, may be reduced by 50% by a Special Permit issued by the Planning Board. This may be only Granted if the applicant can show to the satisfaction of the Board that the reduced setbacks are necessary to allow for the most desirable and efficient site design due to the nonconformity of the lot

7:15 P.M. Public Hearing #3
To see if the Town will vote to amend the Town of Lakeville Zoning Map, by rezoning 155.4 Acres located on County Street, as shown on a map entitled "Zoning Amendment, Plan of Land in Lakeville, MA" from the Residential District to the Industrial District.

7:20 P.M. Public Hearing #4
This Article would Amend Section 7.4.6 Specific Uses by Special Permit to: Remove the Following Section: Signs, Off-Premise SPGA - Board of Appeals; All Districts Applies to signs not exempt from local regulation by Chapter 93 of General Laws and not advertising the premises on which located or the occupant thereof or the goods and services available thereon; must advertise a business commodity or service available in Lakeville; shall not exceed 12 square feet in area; must be found to be appropriate for the location; Special Permit to be limited to a time period of not less than 3 years and subject to renewal.

7:25 P.M. Public Hearing #5
This Article would Amend Section 4.1 Table of Use Regulations to:
ADD to Section 4.1.3 Industrial Uses **R B I I-B**
Warehouse, offices or facilities for distributing merchandise over 100,000 Sq. Ft N N SP SP
And
ADD to Section 7.4.6 Specific Uses by Special Permits: Warehouse, offices or facilities for distributing merchandise over 100,000 Sq. Ft
SPGA - Planning Board
A single building or combination of buildings that exceed a total of 100,000 square feet, located on one lot, shall require a Special Permit from the Planning Board.
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
Peter Conroy, Vice-Chair
Jack Lynch
Michele MacEachern
Nora Cline
September 29, 2022 & October 6, 2022
#7847027