



# TOWN OF LAKEVILLE

Form 7-PBN

## OFFICE OF THE TOWN CLERK

346 Bedford Street  
Lakeville, Massachusetts 02347  
508-946-8814

ldrane@lakevillema.org

### Notice of Planning Board Hearing

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

FROM THE OFFICE OF  
LILLIAN M. DRANE  
MMC/CMMC

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 27, 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 St., Lakeville, MA

#### Subject Matter of Proposed Amendments Sufficient for Identification Article Number:

- **7:05 PM Public Hearing #1-** (*Amend Section 7.4: 7.4.4.1*)
- **7:10 PM Public Hearing #2-** (*Amend Sec 2.0 Definitions: Reusable Materials and Equipment*)
- **7:15 PM Public Hearing #3-** (*Amend 4.0 Use Regulation; Add 4.1.2 Junk Dealers.*)
- **7:20 PM Public Hearing #4-** (*Amend Sec 7.5.1, 7.5.3, 7.5.5.2, 7.5.5.3, 7.5.5.7, 7.5.5.8*)

**POSTED: October 13, 2022**

Lillian M. Drane, Town Clerk

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

#### Public Notices

William Silveira, 18, is looking for his father, Francisco Silveira. William has not seen him in over 9 years. William's mother is currently pursuing guardianship, for an incapacitated person, for William and needs to see if his father has been interested in becoming involved in this process.

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 27, 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**  
This Article would Amend Section 7.4 to create the position of Associate Planning Board Member as authorized by G.L. c. 40A, §9 and add: 7.4.4.1 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 Chair may designate the associate member to 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.

**7:10 P.M. Public Hearing #2**  
This Article would Amend the Lakeville Zoning By-Law, by Adding to Section 2.0 Definitions:

Reusable Materials or Equipment: Used yard maintenance equipment, tools, car parts, construction materials, metal, furniture, (excluding farm equipment). On residential property, outdoor storage of Reusable Materials or Equipment shall be kept in one area and shall not exceed 500 sq. ft. The storage area shall be screened from view from the street and abutting properties. No Reusable Materials or Equipment shall be stored in any front yard, whether screened or not.

**7:15 P.M. Public Hearing #3**  
This Article would Amend

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the Lakeville Zoning By-Law, Section 4.0 Use Regulations by:  
Adding to Section 4.1.2 Business Uses  
Licensed junk dealers (Pursuant to the Town of Lakeville General Bylaws)  
Licensed junk dealers will be allowed (Y) only in the Business Zoning District.

**7:20 P.M. Public Hearing #4**  
This Article would Amend the Lakeville Zoning By-Law by modifying the following sections  
1. Section 7.5.1 (Title and Purpose) to delete the words "each as in effect as of June 16, 2003" in the second sentence of the last paragraph thereof.

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2. Amend Section 7.5.3 (Permitted Principal Uses) to add a new Subsection (6) as follows: "6) Warehouse, Offices or Facilities for Distributing Merchandise."  
3. Amend Section 7.5.5.2 (Buffer Zones) to delete the existing text thereof and replace it with the text as follows: "Developments in the Mixed Use Development District shall be subject to Section 5.2.5 of this Bylaw notwithstanding underlying zoning districts. The provisions of Section 5.2.5 of this Bylaw shall not apply to zoning boundaries internal to the Mixed Use Development District."  
4. Amend Section 7.5.5.3 (Lot Coverage for Office

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and R&D Uses) to replace the existing Section with the following: "Lot Coverage- For all office; warehouse, offices or facilities distributing merchandise; and R&D uses located in the Mixed Use Development District, a maximum of 60% of the upland area of the lot may be covered by structures, parking and paved areas."

5. Amend Section 7.5.5.7 (Site Plan Approval) to insert the following at the end thereof: " , provided that the Planning Board may grant exemptions from the provisions in Section 6.7.7 as set forth and based on the factors in the introductory paragraph to such Section or based on the type of structure proposed in the Mixed Use Development District."

6. Amend Section 7.5.5.8 to add a new sentence at the end thereof as follows: "Notice of the public hearing shall be provided as required by M.G.L. c. 40A s. 11."

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  
October 13, 20, 2022 7909345