



TOWN OF LAKEVILLE

Form 7-PBN

OFFICE OF THE TOWN CLERK

346 Bedford Street
Lakeville, Massachusetts 02347
508-946-8814
ldrane@lakevillema.org

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 02347
Date: Thursday, May 12, 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 02347

Subject Matter of Proposed Amendments Sufficient for Identification Article Number:

- Public Hearing #1- Art 9
- Public Hearing #2- Art 8
- Public Hearing #3- Art 7
- Public Hearing #4- Art 10

POSTED: April 22, 2022

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

Public Notices

tration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

Witness: Hon. Katherine A. Field, First Justice of this Court.
Date: April 15, 2022
Thomas C. Hyde, Jr.,
Register of Probate
Apr. 22, 2022 #7193943

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, May 12, 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 Delete the existing Section 6.7 Site Plan Review in its entirety and Replace it with a new Section 6.7 Site Plan Review.

The new By-Law still applies to commercial and industrial developments but would now apply to Multifamily developments of more than 3 units. It also includes site and building design guidelines and procedural requirements.

The By-Law includes the following Sections:

6.7.1 Purpose
6.7.2 Authority
6.7.3 Applicability
6.7.4 Submittal Requirements
6.7.5 Review Procedure
6.7.6 Performance Standards
6.7.7 Architectural Requirements
6.7.8 Decision, Inspection, Fees, and Appeals

7:15 P.M. Public Hearing #2
The Article would Add several new definitions to Section 2.0 Definitions and Delete the existing Section 6.6 Sign Regulations in its entirety and Replace it with a new Section 6.6 Sign Regulations.

The definitions Added to Section 2.0 are for: Awnings, Changeable Copy Signs, Common Directory Sign, Directional Signs, Electronic Message Boards, Electronic Outdoor Advertising, Free-standing Sign, Internally Illuminated Sign, Portable Signs, and Public Events.

The New Section 6.6 Sign Regulations would have the following Sections:

6.6.1 Purpose

Public Notices

6.6.2 Permit Required
6.6.3 General Sign Regulations
6.6.4 Exemptions
6.6.5 Temporary Signs
6.6.6 Special Permits
6.6.7 General Sign Prohibition
6.6.8 Removal of Signs
6.6.9 Nonconforming Signs
6.6.10 Administration, Violations, Appeals

7:25 P.M. Public Hearing #3
The Article would Add a New Section 7.10 Open Space Residential Development to the existing Lakeville Zoning By-Laws. This new By-Law would allow by Special Permit the approval of a subdivision plan that allows the reduction of lot size provided, the same number of lots are proposed and the remaining land is set aside as open space.

The By-Law includes the following Sections:

7.10.1 Purpose
7.10.2 Special Permit Required
7.10.3 Pre-Application Meeting
7.10.4 Dimensional and Design Requirements
7.10.5 Dedicated Open Space
7.10.6 Ownership of Dedicated Open Space
7.10.7 Preliminary Subdivision and OSRD Concept Plan Application Process
7.10.8 Special Permit Application and Filings
7.10.9 Special Permit Decisions
7.10.10 Approval Criteria
7.10.11 Revisions to Approved Special Permits

7:35 P.M. Public Hearing #4
The Article would amend the Town of Lakeville Zoning By-Laws, Section 7.4.6 Specific Uses by Special Permit, by Deleting the requirement that Auto or Boat Sales, Rentals, or Service receive a Special Permit in the Industrial District and Adding the requirement that they receive a Special Permit in the Business District.

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
Nora Cline
Jack Lynch
Michele MacEachern
April 22, 2022 #7198710