



TOWN OF NORFOLK PLANNING BOARD

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NOTICE OF PUBLIC HEARING

Notice is hereby given, in accordance with Chapter 40A of the M.G.L., that the Norfolk Planning Board will hold a public hearing on Thursday, May 6, 2010 at 8:00 p.m. in Meeting Room 124 at the Norfolk Town Hall to discuss proposed changes to the NORFOLK ZONING BYLAWS which have been submitted to the warrant for the Annual Town Meeting 2010. A complete copy of the articles are available for review in the Planning Board office.

A brief summary of the articles follow:

ARTICLE 21

Submitted by the Zoning Bylaw Study Committee

To see if the Town will vote to add Section D.4.e.2.s to the Norfolk Zoning Bylaws; or take any other action relative thereto.

Proposed:

D.4.e.2.s. Any floor drainage systems in existing facilities, or future proposed facilities, in industrial or commercial hazardous material and/or hazardous waste process areas or storage areas, which discharge to the ground without a DEP permit or authorization. Any existing facility or future proposed facility with such a drainage system shall be required to either seal the floor drain (in accordance with the state plumbing code, 248 CMR 10.00), connect the drain to a municipal sewer system (with all appropriate permits and pre-treatment), or connect the drain to a holding tank meeting the requirements of all appropriate DEP regulations and policies.

ARTICLE 22

Submitted by the Zoning Bylaw Study Committee

To see if the Town will vote to change the Norfolk Zoning Map by changing District B2 to an R2 Zoning District; or take any other action relative thereto.

ARTICLE 23

Submitted by the Zoning Bylaw Study Committee

To see if the Town will vote to amend section L.4.a.7 Building Height in the Norfolk Zoning Bylaws in the C6 District by adding the following: "up to a 100' height with a special permit by the Planning Board" after the words "45 feet in height" ; or take any other action relative thereto.

ARTICLE 24

Submitted by the Zoning Bylaw Study Committee

To see if the Town will vote to amend Section **F.7.b SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS** of the Norfolk Zoning Bylaws by adding F.7.b.22 for Biotechnology to add 1 Per 400 Sq. Ft. of USABLE FLOOR AREA and by adding F.7.b.23 for Medical Research to add 1 Per 150 Sq. Ft. of USABLE FLOOR AREA and for Medical Treatment to add 1 per bed shown as:

Permitted Uses	Minimum Number of Spaces
F.7.b.22. Biotechnology Research & Development	1 Per 400 Sq. Ft. USABLE FLOOR AREA
F.7.B.23 Medical Research and/or Medical Treatment Facility	1 Per 150 Sq. Ft. USABLE FLOOR AREA plus 1 Per Bed-Treatment Facility

; or take any other action relative thereto.

ARTICLE 25

Submitted by the Zoning Bylaw Study Committee

To see if the Town will vote to amend the following sections of the Norfolk Zoning Bylaws in Section F13 Wireless Communication Facility(s), F.13.d, F.13.h, F.13.i, F.13.L, and F.13.o.2 by changing the Permit Granting Authority from the Zoning Board of Appeals to the Planning Board; or take any other action relative thereto.

ARTICLE 26

Submitted by the Zoning Bylaw Study Committee

To see if the Town will vote to amend Section I.7.a Allowed Uses of the Norfolk Zoning Bylaws in the B1 Zoning District to allow “Residential: in a mixed use Building”; or take any other action relative thereto.

ARTICLE 27

Submitted by the Zoning Bylaw Study Committee

To see if the Town will vote to amend Section F.3.c Extension – Non Conforming Uses of the Norfolk Zoning Bylaws by adding “Exception: Single family residential extension” at the end of the existing bylaw; or take any other action relative thereto.

Proposed:

F.3.c. Extension

A NONCONFORMING USE shall not be extended except by Special Permit, and then only within the Intensity Regulations (Section E) of this bylaw. Such extension or cumulative extensions shall increase base floor area or land occupancy by no more than 50%. The base floor use or land occupancy shall be that which existed on the date the use or land occupancy became nonconforming, as determined by any plan on file with any agency of the Town of Norfolk or, if no such plan is on file, then the first special permit application plan depicting the then existing use or land occupancy shall be the base for computing the 50% maximum allowed increase.

The Special Permit can be granted only after a finding by the Board of Appeals that the extension is not more detrimental or objectionable to a neighborhood.

Exception: Single family residential extension

ARTICLE 28

Submitted by the Zoning Bylaw Study Committee

To see if the Town will vote to amend the Norfolk Zoning Bylaws Section I.7.a.1 Special Permit by Planning Board to add “Residential DWELLINGS in the B1 – Outside the Business Core district at a density of not less than 4 units per lot and not more than 1 unit per 5000 Sq. Ft. of land”; or take any other action relative thereto.

For the Planning Board,

Peter S. Chipman, Clerk
NORFOLK PLANNING BOARD

/bjf

cc:

Town Clerk
Planning Boards of Franklin,
Millis, Medway, Wrentham,
Medfield, Walpole, Foxboro
Metropolitan Area Planning Council
Department of Housing and Community Development
Zoning Bylaw Study Committee
Advisory Board
Zoning Board of Appeals
Building Commissioner/Zoning Officer

Conservation Commission
Board of Selectmen
Board of Assessors
Police/Fire Chiefs
Town Counsel
Moderator
Design Review Board
Board of Health