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TOWN OF HOPEDALE PLANNING BOARD

78 Hopedale Street - P.O. Box 7
Hopedale, Massachusetts 01747

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Notice of Public Hearing

Re-zoning Proposal and Amendments to the Town of Hopedale Zoning By-Laws

Notice is hereby given that the Hopedale Planning Board will conduct a public hearing on Wednesday, April 12, 2017 at 7pm in the Draper Room, Hopedale Town Hall at 78 Hopedale Street, Hopedale, MA on the following application.

Recommendation from this Board to the Town of Hopedale to amend Zoning ByLaw and to propose the change to General Business -A Zoning for the following addresses along parts of Hopedale Street. We are recommending 125, 138, 140, 141, 143, 144, 145, 146, 147, 148, 149, 153, 155 Hopedale Street as the proposal to the Town.

The proposed zoning change seeks to amend Sections 3.1,8, 11.1,11.3,13, 13.1c of the Town of Hopedale Zoning By-Laws by adding a new district which shall be classified as General Business – A (GB-A).

Specifications

The parcels which will be considered for the GB-A Zone District are as follows:

Re-Zone existing lots contained in the RB Residential Zone and General Business Zone to General Business A from the Assessors Map of the Town of Hopedale.

The Amendment would add to Sections 3.1, the new zone General Business – A, to the existing list of districts.

Section 8 would add to the Table of Requirements -1 (one) for every 1000 square feet of area, unless additional lots are combined into one ownership, thus creating the new lot. The parking requirements would then the same as our Commercial District.

Section 11.1 would add under the List of Districts on the Use Schedule – General Business –A (GB-A)

Section 11.3 would add a footnote stating that up to 5,000 square feet is allowable use over 5,000 square feet would require a Special Permit (SP)

Section 13 would add to the existing category GB-A with the minimum to be as follows:

Lot Area	5,000 Square Feet
Frontage	50 feet
Front yard setback	55 feet
Side yard setback	15 feet
Side yard setback	25 feet abutting res.zone
Rear yard setback	25 feet
Building height	45 feet
Open Space %	30%
Distance between buildings	0 (zero)
Building Line	0 (zero)

Section 13.1c add to the existing list General Business – A – 25 feet

All other Zoning By-Laws of the Town of Hopedale shall be enforced concerning the new General Business – A District.

The proposed amendment also seeks to change and add to the Town of Hopedale Zoning Map, the new established General Business – A District. The boundaries of that district shall follow all existing lots, and respective lot dimensions, which exist at the time of the adoption of said amendment.

Copies of the above proposal are on file with the Town Clerk, Hopedale Town Hall, 78 Hopedale Street, Hopedale MA 01747. They are also available for inspection during the posted office hours and always welcome to contact the Planning Board. Persons interested in said proposal are invited to review the same and express their views thereon at the above scheduled hearing.

Brian Keyes, Chairman
Hopedale Planning Board