



# TOWN OF HOPEDALE PLANNING BOARD

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## TOWN OF HOPEDALE PLANNING BOARD

Hopedale, Massachusetts 01747

Notice of Public Hearings

**RECEIVED**

**By Lisa M. Pedrolis at 9:51 am, Oct 16, 2018**

Notice is hereby given that the Hopedale Planning Board will conduct a public hearing on Wednesday, November 7, 2018 in the Draper Room, Hopedale Town Hall at 78 Hopedale Street, Hopedale, MA on the following application.

7:00PM

The Public being hereby invited to attend and comment. A copy of the proposed Zoning Amendment is available for review in the office of the Hopedale Town Clerk's Office. A full text of the proposed Zoning Amendment is as follows:

To see if the Town will vote to amend the Hopedale Zoning By-Laws and the Hopedale Zoning Map, by rezoning from Residential B [RB] to Residential C [RC] the following parcels of property: Assessor's Parcel 10-50-00, said parcel consisting of 758,558 square feet; and, Assessor's Parcel 11-80-1, said parcel consisting of 48,238 square feet. Said parcels being located north of Mendon Street (Route 16) and south of Adin Street and consisting of approximately 806,796 square feet, 18.5± acres, combined.

**Submitted by Land Owner: Vincent J. Arone, Trustee of Arone Realty Trust.**

Shall this Town adopt the following zoning:

- To amend **Section 2.53: Townhouse Development** by deleting the strikethrough text and adding the underlined text as follows:

2.53 TOWNHOUSE DEVELOPMENT: A parcel of land containing in area not less ~~that than twenty-five (25)~~ fifteen (15) acres to be developed under single ownership of a landowner under the provisions of this By-Law as set forth in Sections 13 (TABLE OF REGULATIONS) and 15 (TOWNHOUSE DEVELOPMENTS) for the construction of Townhouse Dwellings.

- To amend **Section 11: USE DIMENSIONAL AND INTENSITY REGULATIONS** by deleting the strikethrough text and adding the underlined text as follows:

### 11.2 Residential

Use	District: RC
Single-family dwelling	<del>N</del> <u>Y</u>

- To amend **Section 13: TABLE OF REGULATIONS** by deleting the strikethrough text and adding the underlined text as follows:

Use	District: RC
Minimum lot area (except RC / sq. ft. )	<del>25 Acres</del> <u>15 Acres</u>
Minimum front yard ( ft. )	<del>400'</del> <u>40'</u> (RCA)
Minimum side yard ( ft. )	<del>60'</del> <u>40'</u> (RCA)
Minimum rear yard ( ft. )	<del>60'</del> <u>40'</u> (RCA)
Minimum distance between buildings	<del>30'</del> <u>15'</u> (RCA)

Maximum building height ( ft. )	<del>32'</del> <u>38'</u>
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- To amend **Section 15: Townhouse Developments** by deleting the strikethrough text and adding the underlined text as follows:

#### 15.1 Townhouse Developments:

A townhouse development may be constructed in any zone designated as Residential C (RC) on a parcel of land held in one ownership having a minimum gross lot area of not less than ~~twenty-five (25)~~ fifteen (15) acres of land, provided a site plan is approved by the Planning Board under the provisions of this Section.

#### 15.2 ~~Townhouse~~ Maximum Number of Dwelling Units:

The maximum number of Townhouse Dwelling Units or detached single family residences to be constructed in a development shall be determined by using the tables set forth in ~~this~~ Sections 11 and 13 entitled "~~Dimensions of Intensity~~" "USE DIMENSIONAL AND INTENSITY REGULATIONS" and "TABLE OF REGULATIONS."

- To amend **Section 2.29A Lot Shape Factor/Residential Districts** by deleting the strikethrough text and adding the underlined text as follows:

"2.29A Lot Shape Factor/Residential Districts: To meet the minimum area requirements in Residential Districts, a lot must be a closed plot of land having a definite area and perimeter and having a Lot Shape Factor not exceeding the numerical value of 22 in the RA, RA-1, RA-2, RB, RP-1, ~~RC~~ and ARC Districts, and such lots shall not be created to a depth greater than two (2) lots from the principal way. The Lot Shape Factor shall be the numerical value resulting from a division of the square of the perimeter in feet of a lot by the area in square feet thereof.

**Submitted by Land Owner: Vincent J. Arone, Trustee of Arone Realty Trust.**

All interested parties may be present at the appointed time. .