



Town of Boylston - Planning Board

221 Main Street, Boylston MA 01505 * Telephone (508) 869-0143 * Fax (508) 869-6210

PUBLIC HEARING NOTICE

In accordance with Chapter 40A, Section 5, of the Massachusetts General Laws, The Boylston Planning Board will hold a Public Hearing on Monday, April 1, 2024 at 6:30 p.m. in the Ward Nicholas Meeting Room, Municipal Office Building, 221 Main Street, Boylston, MA 01505, regarding the following proposed amendments to the Zoning By-laws for the Town of Boylston:

- Amend Section 5 (Senior Residential Development) by revising the building & dwelling unit requirements, common land/open space requirements, and to incorporate additional documentation requirements for the establishment of affordable housing units consistent with state regulations.
- To repeal Section 5 (Senior Residential Development) in its entirety.
- To amend Section 5 (Senior Residential Development) by inserting therein a provision to establish a moratorium on special permits issued pursuant to Section 5, for the purpose of providing the Town with a period of time to review and propose corrections, clarifications, and improvements thereto.
- Amend 8.04 (Wireless Communication – Required Findings for a Special Permit) to clarify required findings for setback requirements.
- Amend Section 10.01 (Signs) to define and allow for digital or electronic messaging display signs by special permit.
- Amend Section 10.03 (Site Plan Approval) concerning site plan submission requirements.
- Amend Section 10.05 (Accessory Apartments) to allow for both attached and detached accessory units and to update procedures for obtaining a special permit.
- To repeal Section 12 (Growth Management) in its entirety.
- In Section 14.04 (Residential - Office Overlay District) to add “café without drive-through service” as a use allowed by special permit in the Residential Office Overlay District.
- Amend Section 16 (Inclusionary Zoning) in 16.04 by changing the required percentage of affordable units in a residential development from 10% to 15% and to add documentation requirements for the establishment of affordable housing units consistent with state regulations.
- Amend Section 17 (Common Driveways) to allow the Planning Board to modify the dimensional standards for common driveways upon a finding that the proposed modification will not be detrimental to public safety.

Anyone wishing to be heard on these matters should appear at the time and place specified above. Complete text of the proposed amendments may be viewed at the Boylston Town Clerk's Office and the Planning Board's Office, 221 Main Street, Boylston, MA 01505, Monday - Thursday 8:00 am - 2:00 pm, and Monday evenings 6:00 pm - 8:00 pm.

Mark Johnson, Chair
Boylston Planning Board

Run Dates:

March 17, 2024

March 24, 2024

BOYLSTON TOWN CLERK
MAR 19 2024 PM 1:23