



**Town of Arlington
Redevelopment Board
730 Massachusetts Avenue
Arlington, MA 02476**

**Public Hearing
Zoning Bylaw Amendments**

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on **Monday, March 13, 2017, at 7:30 P.M.** in the **Central School, 27 Maple Street/20 Academy Street, Main Room, Arlington, Massachusetts**. The ARB will hear public comments on the proposed amendments to the Zoning Bylaw beginning at 7:30 p.m. After receiving public comments, the ARB will make recommendations to the Town Meeting on each proposed amendment. The Zoning Bylaw amendments will be considered at Annual Town Meeting, which will begin Monday, April 24, 2017. The following Articles 6 through 10 propose changes to the Zoning Bylaw and are the subject of the public hearing:

ARTICLE 6

**ZONING BYLAW AMENDMENT/ MIXED USE
IN BUSINESS AND INDUSTRIAL ZONES**

To see if the Town will vote to amend the Zoning Bylaw ARTICLE 6 SECTION 6 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS for Mixed-Use development by reducing or removing the Minimum Lot area per Dwelling Unit Sq. Ft. requirement, or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE 7

ZONING BYLAW AMENDMENT/ DEFINITIONS ARTISANAL FABRICATION

To see if the Town will vote to amend the Zoning Bylaw ARTICLE 2 DEFINITIONS for Artisanal Fabrication by increasing or removing the maximum square foot area requirement, or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE 8

**ZONING BYLAW AMENDMENT/RESIDENTIAL DRIVEWAY
AND PARKING ACCOMODATION ZONING CHANGES**

To see if the Town will vote to amend the Zoning Bylaw to address design and construction of new residential driveways and parking accommodations by: amending ARTICLE 8 SECTION 8.07 PARKING IN RESIDENTIAL DISTRICTS to set the maximum allowable grade for driveways accessing below-grade garages for single, two-family, duplex, or three-family dwellings at 15 percent (15%) unless authorized by special permit; amending ARTICLE 8 SECTION 8.07 PARKING IN RESIDENTIAL DISTRICTS to require vegetated buffers; amending ARTICLE 8 SECTION 8.07 PARKING IN RESIDENTIAL DISTRICTS to allow for incentives for surface parking at newly-constructed single, two-family, duplex or three-family dwellings; amending ARTICLE 8 SECTION 8.01 OFF-STREET PARKING REQUIREMENTS to decrease the number of off-street parking spaces required per dwelling unit from two (2) to one (1) for all single, two-family, duplex, or three-family dwellings; amending ARTICLE 6 SECTION 6 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS to consider changes to minimum setbacks; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE 9**ZONING BYLAW AMENDMENT/MEDICAL MARIJUANA
TREATMENT CENTER BUFFER ZONE**

To see if the Town will vote to amend the Zoning Bylaw to add a section 5.07 establishing a buffer zone for Medical Marijuana Treatment Centers (“MMTC”, also known as Registered Marijuana Dispensaries “RMD”); prohibiting siting of such facilities within a radius of five hundred feet of a school, daycare center, or any facility in which children commonly congregate; the 500 foot distance under this section to be measured in a straight line from the nearest point of the facility in question to the nearest point of the proposed MMTC; and further defining for the purposes of this section a “facility in which children commonly congregate” to include: dance schools, gymnastic schools, technical schools, vocational schools, public and private K-12 schools, public libraries, facilities that offer tutoring or after school instruction, licensed daycare facilities (including private home daycare), pediatrics offices, parks that have play structures and athletic fields intended for use by children, accredited Headstart facilities, and commercial establishments that host children’s parties; or take any action related thereto.

(Inserted at the request of Karen E. Thomas-Alyea and ten registered voters)

ARTICLE 10**ZONING BYLAW AMENDMENT/R2 to R1 DESIGNATION**

To change the Zoning District in the Mount Gilboa Historic District from the current Zoning District of R2 to its former District of R1. The proposed area shall encompass the following streets: 2-133 Crescent Hill Avenue, 2-16 Park Place, 3-115 Westmoreland Avenue and 11-197 Westminster Avenue; or take any action related thereto.

(Inserted at the request of Janice A. Weber and ten registered voters)

The draft language of the proposed amendments to the Zoning Bylaw is available on Friday, February 24, 2017 through Tuesday, March 13, 2017 in the Department of Planning and Community Development on the first floor of the Town Hall Annex, Monday through Wednesday, 8:00 a.m. to 4:00 p.m.; Thursday, 8:00 a.m. to 7:00 p.m.; and Friday, 8:00 a.m. to 12:00 p.m., or viewed and downloaded from the Redevelopment Board webpage of the Town’s website at www.arlingtonma.gov.

Andrew Bunnell, Chair
Arlington Redevelopment Board

AA 2/23/17, 3/2/17