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NORTON TOWN CLERK

2016 AUG 17 A 11: 41

The following Public Hearing notice was published in the Sun Chronicle on Tuesday, September 6, 2016 and again on September 13, 2016

**NORTON PLANNING BOARD
PUBLIC HEARING NOTICE**

In accordance with the provisions of Massachusetts General Law, Chapter 40A, Section 5, the Norton Planning Board will hold a public hearing on September 20, 2016 at 7:40 p.m. in the Norton Town Hall, Selectmen's Meeting Room, 70 East Main Street, Norton, MA for the purpose of providing interested persons the opportunity to comment on a proposed change to the Norton Zoning By-laws that will be placed on the warrant for the Fall Town Meeting to be held on October 17, 2016. The proposed change is as follows:

To see if the Town will vote to amend the Norton Zoning Bylaws, by deleting and adding language in Article XXII – Large-scale, Ground Mounted, Solar, Photovoltaics Installations, Sections 22.2.8 Required Documents, Section 22.3.1 Designated Location and Section 22.52 Land Clearing and Soil Erosion.

Proposed changes include language that solar array projects are subject to Massachusetts DEP Stormwater Standards and requiring a Stormwater Pollution Prevention Plan (SWPPP) be submitted to the Conservation Agent rather than the Building Commissioner as currently required.

The complete zoning bylaw is on file in the office of the Planning Board and may be reviewed during working hours, Monday, Tuesday and Wednesday: 8:30 a.m. to 4:30 p.m., Thursday: 8:30 a.m. to 7:30 p.m. and Friday: 8:30 a.m. to 12:30 pm. Any person interested or wishing to be heard should appear at the time and place of the public hearing.

Joanne Haracz, Chairperson
Norton Planning Board



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**NORTON PLANNING BOARD
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In accordance with the provisions of Massachusetts General Law, Chapter 40A, Section 5, the Norton Planning Board will hold a public hearing on September 20, 2016 at 7:45 p.m. in the Norton Town Hall, Selectmen's Meeting Room, 70 East Main Street, Norton, MA for the purpose of providing interested persons the opportunity to comment on a proposed change to the Norton Zoning Bylaws that will be placed on the warrant for the Fall Town Meeting to be held on October 17, 2016. The proposed change is as follows:

To see if the Town will vote to amend the Norton Zoning Bylaw, Article III - Zoning Map and Districts and the Town of Norton Zoning Map adopted thereunder, which is entitled "Zoning Map Town of Norton, Massachusetts" and dated June 1999, last revised October 2013, as follows:

By changing from the Commercial Zoning District to the Village Commercial Zoning District, an area of land along Mansfield Avenue and Freeman Street containing 77.54 +/- acres, comprising the following parcels of land as shown on the Town of Norton Assessor's Maps:

Assessor's Map 9, Parcel 225
Assessor's Map 9, Parcel 235
Assessor's Map 9, Parcel 237
Assessor's Map 9, Parcel 238
Assessor's Map 9, Parcel 302
Assessor's Map 16, Parcel 12
Assessor's Map 16, Parcel 57
Assessor's Map 16, Parcel 58
Assessor's Map 16, Parcel 59
Assessor's Map 16, Parcel 66
Assessor's Map 16, Parcel 83
Assessor's Map 16, Parcel 83-01
Assessor's Map 16, Parcel 84
Assessor's Map 16, Parcel 85
Assessor's Map 16, Parcel 86

Assessor's Map 16, Parcel 93
Assessor's Map 16, Parcel 127
Assessor's Map 16, Parcel 129
Assessor's Map 16, Parcel 129-01
Assessor's Map 16, Parcel 130
Assessor's Map 16, Parcel 131
Assessor's Map 16, Parcel 132
Assessor's Map 16, Parcel 133
Assessor's Map 16, Parcel 134
Assessor's Map 16, Parcel 135
Assessor's Map 16, Parcel 137
Assessor's Map 16, Parcel 138
Assessor's Map 16, Parcel 140
Assessor's Map 16, Parcel 141
Assessor's Map 16, Parcel 259

And by changing from the Residential 40 Zoning District an area of land along Mansfield Avenue containing 3.20 +/- acres, comprising the following parcel of land as shown on the Town of Norton Assessor's Maps:

Assessor's Map 16, Parcel 245

And by changing from the Residential 60 Zoning District an area of land along Mansfield Avenue, Reservoir Street and Robinson Lane, containing 39.03 +/- acres, comprising the following parcel of land as shown on the Town of Norton Assessor's Maps:

Assessor's Map 9, Parcel 223
Assessor's Map 9, Parcel 236
Assessor's Map 16, Parcel 88

Assessor's Map 16, Parcel 89
Assessor's Map 16, Parcel 91

The complete zoning bylaw and map are on file in the office of the Planning Board and may be reviewed during working hours, Monday, Tuesday and Wednesday: 8:30 a.m. to 4:30 p.m., Thursday: 8:30 a.m. to 7:30 p.m. and Friday: 8:30 a.m. to 12:30 pm. Any person interested or wishing to be heard should appear at the time and place of the public hearing.

Joanne Haracz, Chairperson
Norton Planning Board



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To see if the Town will vote to amend the Norton Zoning Bylaws, by *deleting* and Adding in Article XII – Zoning Amendments, the following text:

- 12.2. b The Planning Board shall hold a public hearing, duly advertised as required by General Laws, Chapter 40A, Section 5, on any proposed amendment referred to it by the Board of Selectmen within **60 65** days of such referral. Notice of such hearing shall be *mailed to all property owners according to the latest tax record, included within or abutting land subject to amendment, abutting communities, and the Regional Planning Agency completed according to the requirements of General Laws, Chapter 40A, Section 5.* General notice will serve where the proposed amendment is of universal or wide application to the Town.
- 12.4 Whenever an amendment to the Zoning Map proposes that the zoning classification of a parcel of land be changed, the initiators of such amendment, at least three weeks prior to the public hearing, shall submit, to the Planning Director an accurate map *drawn by a registered land surveyor*, identifying the extent of the proposed change *and shall post the boundaries of land included in such amendment with signs at least two feet square identifying the proposed change, the date, time and place of public hearing thereon.*

The zoning bylaw is on file in the office of the Planning Board and may be reviewed during working hours, Monday, Tuesday and Wednesday: 8:30 a.m. to 4:30 p.m., Thursday: 8:30 a.m. to 7:30 p.m. and Friday: 8:30 a.m. to 12:30 pm. Any person interested or wishing to be heard should appear at the time and place of the public hearing.

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To see if the Town will vote to amend the Norton Zoning Bylaw, Article III - Zoning Map and Districts and the Town of Norton Zoning Map adopted thereunder, which is entitled "Zoning Map Town of Norton, Massachusetts" and dated June 1999, last revised October 2013 as follows:

By changing from the Residential 80 Zoning District to Industrial Zoning District, an area of land along Leonard Street, East Main Street, and Burt Street containing approximately 187.25 +/- acres, comprising the following parcels of land as shown on the Town of Norton Assessor's Maps:

Assessor's Map 11, Parcel 22
Assessor's Map 11, Parcel 25
Assessor's Map 11, Parcel 25-01
Assessor's Map 11, Parcel 32

Assessor's Map 11, Parcel 34
Assessor's Map 11, Parcel 35
Assessor's Map 11, Parcel 66
Assessor's Map 12, Parcel 15

The complete zoning bylaw and map are on file in the office of the Planning Board and may be reviewed during working hours, Monday, Tuesday and Wednesday: 8:30 a.m. to 4:30 p.m., Thursday: 8:30 a.m. to 7:30 p.m. and Friday: 8:30 a.m. to 12:30 pm. Any person interested or wishing to be heard should appear at the time and place of the public hearing.

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Norton Planning Board