



# TOWN OF NORTON

MUNICIPAL CENTER

70 EAST MAIN STREET, NORTON, MA 02766

Telephone: (508) 285-0210 Fax: (508) 285-0297

E-mail: myunits@nortonmaus.com

RECEIVED  
NORTON TOWN CLERK  
2022 APR 19 PM 12:44

Michael D. Yunits  
Town Manager

TO: LUCIA LONGHURST, TOWN CLERK

FROM: MICHAEL D. YUNITS, TOWN MANAGER

DATE: APRIL 19, 2022

RE: TOWN MEETING ARTICLES

On March 16, 2022, the Select Board voted to refer five (5) matters to the Planning Board for its non-binding report (see attached letter from Michael D. Yunits, Town Manager, dated March 17, 2022). Based upon the recommendations of the Norton Planning Board (see letter from Paul DiGiuseppe, Director of Planning & Economic Development, dated April 13, 2022, attached hereto), the Select Board voted the following articles on April 13, 2022, and authorized the Town Manager to submit the following record of the Select Board's recommendations:

- Proposal to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, under Article VI – Dimensional Regulations, §175-6.2 Table of Dimensional Requirements in the form approved by the Planning Board at its meeting of April 12, 2022, and attached hereto.

**On April 13, 2022, acting on a motion to support, it was voted 5-0-0 as follows:**

**Recommended:** M. Artz, R. Deley, C. Deveau, M. Toole, and J. Conway

**Not Recommended:** None

**Abstain:** None

**MOTION TO SUPPORT CARRIES.**

- Proposal to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, under Article II – Definitions, §175-2.2 Terms Defined, Article IV – Use Regulations, §175-4.4 Commercial Uses, and Article IV - Use Regulations, §175-4.5 Industrial Uses.

**On April 13, 2022, acting on a motion to support, it was voted 5-0-0 as follows:**

**Recommended:** M. Artz, R. Deley, C. Deveau, M. Toole, and J. Conway

**Not Recommended:** None

**Abstain:** None

**MOTION TO SUPPORT CARRIES.**

- Proposal to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, under Article XIX – Affordable Housing, §175-19.3 Applicability.

**On April 13, 2022, acting on a motion to support, it was voted 5-0-0 as follows:**

**Recommended:** M. Artz, R. Deley, C. Deveau, M. Toole, and J. Conway

**Not Recommended:** None

**Abstain:** None

**MOTION TO SUPPORT CARRIES.**

- Proposal of Petitioner Daniel Viana to amend the Norton Zoning Bylaw under Article III – Zoning Map and Districts and the Town of Norton Zoning Map by changing Assessors Map 9 Lot 223 as shown on the Town of Norton Assessor's Map from the Residential 60 Zoning District (R-60) to the Village / Commercial Zoning District (VC).

**On April 13, 2022, the Select Board, acting on a motion to support the Petition of Daniel Viana, it was voted 0-4-1, as follows:**

**Recommended:** None

**Not Recommended:** M. Artz, R. Deley, M. Toole, and J. Conway

**Abstain:** C. Deveau

**MOTION TO SUPPORT FAILS.**

Lucia Longhurst, Town Clerk

Page 3

April 19, 2022

- Proposal of Petitioner Anne Brensley to amend the Norton Zoning Bylaw under Article III – Zoning Map and Districts and the Town of Norton Zoning Map by changing from the Industrial (I) Zoning District to Village Commercial (VC) on an area of land along Elm Street and Cross Street containing approximately +16.25 acres and comprising the following parcel of land as shown on the Town of Norton Assessor’s Map: Assessors Map 17, Parcel 36.

On April 13, 2022, the Select Board, **acting on a motion to support the Petition of Anne Brensley, it was voted 4-0-1**, as follows:

**Recommended:** M. Artz, R. Deley, M. Toole, and J. Conway

**Not Recommended:** None

**Abstain:** C. Deveau

**MOTION TO SUPPORT CARRIES.**

mtb

Attachments: 3



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Telephone: (508) 285-0210 Fax: (508) 285-0297

E-mail: [myunits@nortonmaus.com](mailto:myunits@nortonmaus.com)

Michael D. Yunits  
Town Manager

TO: TIMOTHY M. GRIFFIN, CHAIR, PLANNING BOARD

FROM: MICHAEL D. YUNITS, TOWN MANAGER

DATE: MARCH 17, 2022

RE: PROPOSED WARRANT ARTICLES

At its meeting of March 16, 2022, the Select Board voted to refer the following five matters to the Planning Board for its non-binding recommendations:

- Proposal to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, under Article VI – Dimensional Regulations, §175-6.2 Table of Dimensional Requirements.
- Proposal to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, under Article II – Definitions, §175-2.2 Terms Defined, Article IV – Use Regulations, §175-4.4 Commercial Uses, and Article IV - Use Regulations, §175-4.5 Industrial Uses.
- Proposal to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, under Article XIX – Affordable Housing, §175-19.3 Applicability.
- Proposal to amend the Norton Zoning Bylaw under Article III – Zoning Map and Districts and the Town of Norton Zoning Map by changing Assessors Map 9 Lot 223 as shown on the Town of Norton Assessor's Map from the Residential 60 Zoning District (R-60) to the Village / Commercial Zoning District (VC).
- Proposal to amend the Norton Zoning Bylaw under Article III – Zoning Map and Districts and the Town of Norton Zoning Map by changing from the Industrial (I) Zoning District to Village Commercial (VC) on an area of land along Elm Street and Cross Street containing approximately +16.25 acres and comprising the following parcel of land as shown on the Town of Norton Assessor's Map: Assessors Map 17, Parcel 36

TIMOTHY M. GRIFFIN, CHAIR, PLANNING BOARD  
Page 2  
March 17, 2022

Due to timelines, would you kindly provide the Select Board with the Planning Board's recommendations at your earliest opportunity and advise me of the date these matters will be on the Planning Board's agenda?

Thank you for your assistance.

mtb

Attachments

ARTICLE

To see if the Town will vote to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, Article VI, Dimensional Regulations, §175-6.2 Table of Dimensional Requirements, with strikethrough text to be deleted and underlined text to be inserted, all as set forth below, or take any other action relative thereto:

§ 175-6.2 **Table of Dimensional Requirements.** {Amended 10/17/2020 STM by Art. 4}

**Table 6.2**

**Dimensional Requirements**

- Residential Eighty (R-80)
- Residential Sixty (R-60)
- Residential Forty (R-40)
- Village Commercial (VC)
- Village Center Core (VCC)
- Commercial (C)
- Industrial (I)

Use	Zoning District Dimension						
	Requirements in Feet/Square Feet*						
	R-80	R-60	R-40	VC	VCC	C	I
Single-family dwelling (including accessory apartment if allowed)	80,000	60,000	40,000	<del>18,000</del> <u>10,000</u>	NA	18,000	45,000
2 units per building	80,000	80,000	80,000	<del>26,000</del> <u>10,000</u>	5,000		
3 <u>or more</u> units per building			110,000	<del>34,000</del> <u>10,000</u>	5,000		
4 <u>units per building</u>			<del>130,000</del>	<del>40,000</del> <u>10,000</u>	5,000		
5 <u>units per building</u>			<del>150,000</del>	<del>50,000</del> <u>10,000</u>	10,000		
6 <u>units per building</u>			<del>180,000</del>	<del>60,000</del> <u>10,000</u>	10,000		
7 <u>units per building</u>			<del>180,000</del>	<del>10,000</del>	10,000		
Minimum continuous frontage in feet (see § 175- 6.10)	150	150	150	<del>120</del> <u>75</u>	75	120	150
Minimum front yard for	50	40	40	10	10 <sup>1</sup>	50	40

**Table 6.2**

**Dimensional Requirements**

principal building (in feet)							
Maximum Front Yard					40		
Minimum side yard for principal building (in feet)	35	25	25	10	10 <sup>1</sup>	15	30
Minimum side yard for accessory building (in feet)	10	10	10	10	10 <sup>1</sup>	10	10
Minimum rear yard for principal building (in feet)	25	15	15	20	20	20	40
Minimum rear yard for accessory building (in feet)	10	10	10	20	20	10	10
Maximum percentage of lot covered by building	12%	16%	20%	<u>50%</u> <sup>2</sup>	75% <sup>2</sup>	33%	33%
Maximum height of building (in feet)	35	35	35	45	60	45	50
Maximum height (in stories)	3	3	3	3	4	3	3
Maximum height of chimneys, domes, spires, towers, radio or television antennas in any zone (in feet)	65	65	65	65	70	65	65

Maximum height in feet for wireless communication facilities is 125 feet.

<sup>1</sup> Distance could be decreased pursuant to a Special Permit granted by the Planning Board.

<sup>2</sup> Percentage could be increased pursuant to a Special Permit granted by the Planning Board.

\* Wetlands and water bodies are not computed in lot area (see § 175-6.4).

For setbacks applicable to large-scale, ground-mounted solar photovoltaic power generation installations, see Article XXII, § 175-22.3.

(PLANNING BOARD)

## ARTICLE

To see if the Town will vote to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, by inserting the underlined text, by ~~deleting the strikethrough text~~, and by renumbering accordingly, all as follows, or take any other action relative thereto:

1. In Article II, Definitions, § 175-2.2, by inserting the following in a consistent format:

### § 175-2.2 Definitions

Terms defined.

In addition to definitions set forth for specific regulations elsewhere in this bylaw, the following words and terms shall have the meanings indicated below, whenever not clearly otherwise intended in the context:

Artisan Food and Beverage-small scale production or preparation of food made on site with limited to no automated processes involved and may include direct sales to or consumption by consumers. Includes uses such as small-batch bakeries, micro-breweries (15,000 barrels per year or less), brewpubs, artisan distilleries (10,000 barrels per year or less) as regulated by the Commonwealth, small batch candy shops and local cheese makers. Uses should allow outdoor seating or patio as an accessory use depending on the zoning district.

Artisan Manufacturing-application, teaching, making, or fabrication of crafts or products by an artist, artisan, or craftsperson either by hand or with minimal automation and may include direct sales to consumers. Includes uses that employ activities and processes such as small-scale fabrication, welding, and coating that are typically not permitted in non-industrial zoning districts.

Small Scale Indoor Recreation-establishment that provides amusement, entertainment or physical fitness that occur indoors for a fee or admission charge. May require membership and/or cater to walk in customers. May also include food or beverage service. Such uses are not limited to: arcades, art/dance/exercise studio; bowling alleys; drama/voice/instrument instructional studio; health club/fitness center; ice and roller skating; rock climbing; indoor hockey, lacrosse or soccer; laser tag; martial arts studio; indoor swimming pool; tennis, handball, badminton, racquetball; golf simulation.

Life Sciences- companies operating in the research, development and manufacturing of pharmaceuticals, biotechnology-based food and medicines, medical devices, biomedical technologies, nutraceuticals, cosmeceuticals, food processing, and other products that improve the lives of organisms.



Manufacturing- the branch of manufacture and trade based on the fabrication, processing, or preparation of products from raw materials and commodities. This includes all foods, chemicals, textiles, machines, equipment, lumber, wood, pulp, and refined metals and minerals derived from extracted ores.

2. In Article IV, Use Regulations, § 175-4.4:

§ 175-4.4 **Commercial uses.**

[Amended 5-14-2018 ATM by Art. 22; 5-15-2019 ATM by Art. 16; 10/17/2020 STM by Art. 4 and 6]

**Principal Uses**

**Zoning Districts**

**Allowed Uses**

	<b>R-80</b>	<b>R-60</b>	<b>R-40</b>	<b>VC</b>	<b>VCC</b>	<b>C</b>	<b>I</b>
Administrative, professional offices	N	N	N	Y	Y	Y	Y
Banks, financial institutions	N	N	N	Y	Y	Y	Y
Retail stores, shops, trade services	N	N	N	Y	Y	Y	Y
<u>Medical, dental offices and clinics</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Computer programming and software services, including data banks and retrieval</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>	<u>Y</u>	<u>Y</u>
<u>Conference Center</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Corporate, administrative or business offices for companies principally engaged in life sciences</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
Home craftsman shops (no employees)	SP	SP	SP	Y	N	Y	N
Hotel, motel	N	N	N	SP	SP	Y	Y
New or used cars, trailer or boat sales	N	N	N	N	N	Y	Y
Funeral home	N	N	N	SP	N	Y	N
Home occupation-professional offices except veterinary, provided that no more than 3 persons are employed in addition to resident and that no more than 25% of the total floor area is devoted to such office	SP	SP	SP	Y	N	Y	N
Home occupation-custom work in home or accessory building by resident with no more than 1 other person regularly employed and not more than 25% of floor area regularly devoted to such use and there is no exterior storage or display of products, materials, or equipment	Y	Y	Y	Y	Y <sup>1</sup>	Y	N

Home occupation-including professional offices, provided there are no employees other than residents and there is no visible exterior storage of products, materials or equipment	Y	Y	Y	Y	Y <sup>1</sup>	Y	N
Repair and service shops, including auto repair, provided that work is done in an enclosed building and there is no long-term outside storage of wrecked cars, and including welding, auto body repair, soldering and painting incidental to automobile repair	N	N	N	Y	N	Y	Y
Electronic message center (EMC)	N	N	N	SP	SP	SP	SP
Wholesale offices, showrooms with no on-site storage	N	N	N	Y	SP	Y	Y
Bus or railroad terminal, passenger station	N	N	N	Y	N	Y	Y
Commercial parking facilities	N	N	N	Y	SP	Y	Y
Gasoline filling/service station, car wash	N	N	N	SP	N	Y	Y
Commercial recreational facilities, tennis and other playing courts, not including drive-in theaters, and no less than 150 feet from nearest residential boundary	N	N	N	SP	N	Y	Y
Restaurants, night clubs and other places serving food or beverages	N	N	N	Y	Y	Y	Y
Drive-through facility	N	N	N	SP	N	SP	SP
<u>Artisan Food and Beverage</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Artisan Manufacturing</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Small Scale Indoor Recreation</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
Wireless communication facility (located on a monopole)	N	N	N	N	N	SP	SP
Wireless communication facility (on existing structure, excluding monopole)	Y	Y	Y	Y	Y	Y	Y
Body art establishment	N	N	N	N	N	N	SP
Adult entertainment, including adult motion-picture theaters, adult bookstores and activities defined in MGL c. 272, § 31	N	N	N	N	N	N	SP*
Medical Marijuana Treatment Center	N	N	N	SP <sup>+</sup>	N	SP <sup>+</sup>	SP <sup>+</sup>

Allowed-by-right principal uses as enumerated in § 175-4.4, Commercial uses, with 10,000 or more square feet of floor area or 25 or more parking spaces (See § 175-4.8 for detailed explanation.)	SP	SP	SP	SP	SP	SP	SP
Marijuana establishment, excluding "social consumption establishments" of any kind, including private social clubs, exercise or holistic studios or facilities and all other private entities	N	N	N	SP <sup>+</sup>	N	SP <sup>+</sup>	SP <sup>+</sup>
Marijuana establishment, "social consumption establishments" of any kind, including private social clubs, exercise or holistic studios or facilities and all other private entities	N	N	N	N	N	N	N

Notes:

\* If 1,000 feet from all other zoning districts and cemeteries and 500 feet from like uses.

<sup>1</sup> *Parking is subject to verification and approval by the Inspector of Buildings/Building Commissioner and Planning Director*

<sup>+</sup>Only areas designated on Marijuana Overlay District

3. In Article IV, Use Regulations, § 175-4.5:

§ 175-4.5 **Industrial uses.**

[Amended 5-15-2019 ATM by Art. 19; Amended 10/17/2020 STM by Art. 4]

**Principal Uses**

**Zoning Districts**

**Allowed Uses**

	<b>R-80</b>	<b>R-60</b>	<b>R-40</b>	<b>VC</b>	<b>VCC</b>	<b>C</b>	<b>I</b>
Research, technical laboratories <u>including life sciences</u>	N	N	N	SP	N	SP	Y
Warehouse, storage and distribution facilities	N	N	N	SP	N	SP	Y
<u>Wholesale distribution of food and beverage</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SP</u>	<u>N</u>	<u>SP</u>	<u>Y</u>
Wholesale offices or showrooms with storage on premises	N	N	N	SP	N	SP	Y

Sale <u>or rental</u> of new or used construction or materials handling equipment, farm implements and machinery	N	N	N	N	N	SP	Y
Light processing and fabrication	N	N	N	N	N	SP	Y
Factories, manufacturing firms	N	N	N	N	N	N	Y
Machine-intensive processing, fabrication and assembly	N	N	N	N	N	N	Y
<u>Manufacturing, assembly, compounding, packaging and distribution for companies principally engaged in life sciences</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SP</u>	<u>Y</u>
Auto body repair, paint, soldering or welding shop	N	N	N	N	N	N	Y
Earth removal	SP	SP	SP	SP	SP	SP	SP
Allowed-by-right principal uses as enumerated in § 175-4.5, Industrial uses, with 10,000 or more square feet of floor area or 25 or more parking spaces (See § 175-4.8 for detailed explanation.)	SP	SP	SP	SP	N	SP	SP
Large-scale, ground-mounted solar photovoltaic installations (See Article XXII, § 175-22.3A.)	—	—	—	—	N	—	—
Digital/electronic billboard	N	N	N	N	N	N	SP

(PLANNING BOARD)

ARTICLE

To see if the Town will vote to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, Article XIX. Affordable Housing, Section 19.3 Applicability, by inserting the underlined text, as set forth below, or take any other action relative thereto:

§ 175-19.3 Applicability.

- A. Division of land. This bylaw shall apply to the division of land held in single ownership as of October 8, 2003, or anytime thereafter, into six or more lots, whether such lots are created at one time or cumulatively from said land held in single ownership, and shall require a special permit. A special permit shall be required for land divisions under MGL c. 40A, § 9, as well as for "conventional" or "grid" divisions allowed by MGL c. 41, §§ 81L and 81U, including those divisions of land that do not require subdivision approval. The Norton Planning Board shall be the special permit granting authority (SPGA) for all special permits under this bylaw.

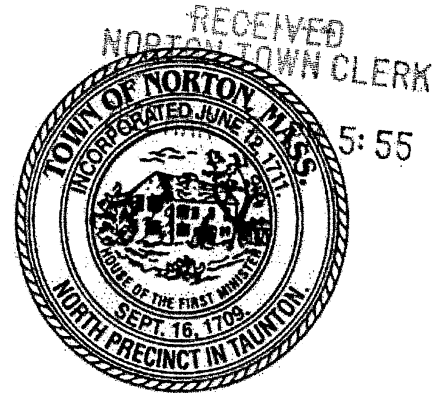
- B. Multiple units. This bylaw shall apply to the construction of six or more multifamily dwelling units, whether on one or more contiguous parcels, in existence as of October 8, 2003, and shall require a special permit.

Zoning Bylaw Article XIX shall not be required when the Town is at or above 10% of the Chapter 40B Subsidized Housing Inventory threshold.

(PLANNING BOARD)

The Town of Norton  
CITIZEN PETITION  
Annual Town Meeting Article

*In accordance with M.G.L. c. 39 & 10*



INSTRUCTION TO PETITIONER

1. The Petitioner will be the contact name listed in the Warrant and should be the first registered voter to sign this petition form.
2. Before gathering signatures, please consult the Board of Selectmen's Office to confirm that the language of your action is actionable. It will be voted at Town Meeting Exactly as worded in your typed submission.
3. Return this citizen petition to the Town Manager's Office when complete. A minimum of 10 signatures is required for an Annual Town Meeting article. It is suggested you obtain more than that for verification.

DEADLINE: 5PM, - March 7, 2022

- Citizen petitions must be FIRST submitted to the Town Manger's Office. The Town Manager's Office will submit documents to the Town Clerk/Registrar of Voters for certification of names.

Name of

Petitioner:

Daniel Viana

Address:

59 Winter Court

Weymouth MA 02188

*Street & Number*

*Apartment/unit*

*Town*

*zip code*

Phone:

617-922-2452

Work/Cell: \_\_\_\_\_

Email:

Viana.Daniel@icloud.com

**Proposed Warrant Article:**

The undersigned registered voters in the Town of Norton respectfully request that the Selectmen place the following article on the Warrant for the 2022 Annual Town Meeting:

*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 adapted thereunder, which is entitled “Zoning Map Town of Norton, Massachusetts and dated June 1999, last revised May 8, 2021, as follows:*

*By changing Assessors Map 9 Lot 223 as shown on the Town of Norton Assessor's Map from the Residential 60 Zoning District (R-60) to the Village / Commercial Zoning District (VC).*

# The Town of Norton CITIZEN PETITION

## Annual Town Meeting Article

In accordance with M.G.L. c. 39 § 10

NORTON TOWN CLERK

2022 MAR -7 PM 1:43

Date and Time received by Town Clerk/Registrar

### INSTRUCTION TO PETITIONER

1. The Petitioner will be the contact name listed in the Warrant and should be the first registered voter to sign this petition form.
2. Before gathering signatures, please consult the Board of Selectmen's office to confirm that the language of your article is actionable. It will be voted at Town Meeting Exactly as worded in your typed submission.
3. Return this citizen petition to the Town Manager's Office when complete. A minimum of 10 signatures is required for an Annual Town Meeting article. It is suggested you obtain more than that for verification.

DEADLINE: 5 PM, - MARCH 7, 2022

- Citizen petitions must be **FIRST** submitted to the Town Manager's Office. The Town Manager's office will submit document to Town Clerk/Registrar of Voters for certification of names.

Name of

Petitioner:

Anne Brensley

Address:

200 lincoln st ste 302 Boston, MA 02111

Street & number

apartment/unit

Chelmsford

zip code

Phone:

cell (585) 233-1367

Work/Cell:

work (617) 399-5275

Email:

abrensley@devconorthamerica.com

### Proposed Warrant Article:

The undersigned registered voters in the Town of Norton respectfully requests that the Select Board place the following article on the Warrant for the 2022 Spring Town Meeting:

To see if the Town will vote to amend the Norton Zoning By-law, Article III - Zoning Map and Districts in the Town of Norton Zoning Map adapted thereunder, which is entitled "Zoning Map Town of Norton, Massachusetts and dated June 1999", last revised May 8, 2021, as follows:

By changing from the Industrial (I) Zoning District to Village Commercial (VC) on an area of land along Elm Street and Cross Street containing approximately +16.25 acres and comprising the following parcel of land as shown on the Town of Norton Assessor's Map:

Assessors Map 17, Parcel 36



**NORTON PLANNING BOARD**  
70 East Main Street  
Norton, Massachusetts 02766-2320  
Office: 508-285-0279 Fax: 508-285-0277

April 13, 2022

Re: Planning Board Report to Select Board

Please accept this letter as the **Planning Board Report to the Town Meeting** on the proposed amendments to the Zoning Bylaw.

A proper and complete public hearing notice was published in the Sun Chronicle on Tuesday, March 22, 2022 and again on Tuesday, March 29, 2022, posted in the Town Hall, social media, town website, and a proper and complete notice was sent to all the parties required by law to receive such notice and a public hearing was held within 65 days of the date of filing the application. In addition, where appropriate, signs were posted at the boundaries of the proposed rezoning parcels within the time frame and in accordance with the zoning bylaw. The public hearing for the articles was opened on April 5, 2022 and continued to April 12, 2022 and closed that evening.

1. Amendment to Zoning Bylaw Articles §175-6.2 Table of Dimensional Regulations by modifying a residential density cap. The Planning Board voted on April 12, 2022, upon motion duly made and seconded (6-0), **to recommend to Town Meeting, the warrant article as published.**
2. Amendment to Zoning Bylaw Articles §175-2.2 Definitions to add definitions for Artisan Food and Beverage, Artisan Manufacturing, Small Scale Indoor Recreation, Life Sciences, and Manufacturing as well as additional commercial and industrial uses to §175-4.4 Commercial Uses and §175-4.5 Industrial Uses. The Planning Board voted on April 12, 2022, upon motion duly made and seconded (6-0), **to recommend to Town Meeting, the warrant article as published.**
3. Amendment to Zoning Bylaw Articles §175-19.3 Affordable Housing Applicability to revise when the bylaw is applicable. The Planning Board voted on April 12, 2022, upon motion duly made and seconded (6-0), **to recommend to Town Meeting, the warrant article as published.**
4. Amendment to Zoning Bylaw Article III: Proposed rezoning of land located at O Reservoir Street, Map 9, Parcel 223 by changing from Residential 60 to Village Commercial District. The Planning Board on April 5, 2021, **failed to grant the motion (0-6) to approve the warrant article as published.**





**NORTON PLANNING BOARD**  
70 East Main Street  
Norton, Massachusetts 02766-2320  
Office: 508-285-0279 Fax: 508-285-0277

5. Amendment to Zoning Bylaw Article III: Proposed rezoning of land located at 47 Elm Street, Map 17, Parcel 36 by changing from Industrial to Village Commercial Zoning District. The Planning Board voted on April 5, 2022, upon motion duly made and seconded (6-0), **to recommend to Town Meeting, the warrant article as published.**

Please contact me with any questions.

Sincerely,

Paul DiGiuseppe  
Director of Planning and Economic Development  
CC: Select Board  
Michael Yunits, Town Manager

ARTICLE

To see if the Town will vote to amend the Norton Zoning Bylaws, Chapter 175 of the General Code, Article VI, Dimensional Regulations, §175-6.2 Table of Dimensional Requirements, with strikethrough text to be deleted and underlined text to be inserted, all as set forth below, or take any other action relative thereto:

§ 175-6.2 **Table of Dimensional Requirements.** {Amended 10/17/2020 STM by Art. 4}

**Table 6.2**

**Dimensional Requirements**

- Residential Eighty (R-80)
- Residential Sixty (R-60)
- Residential Forty (R-40)
- Village Commercial (VC)
- Village Center Core (VCC)
- Commercial (C)
- Industrial (I)

Use	Zoning District Dimension						
	Requirements in Feet/Square Feet*						
	R-80	R-60	R-40	VC	VCC	C	I
Single-family dwelling (including accessory apartment if allowed)	80,000	60,000	40,000	18,000	NA	18,000	45,000
2 units per building	80,000	80,000	80,000	26,000	5,000		
3 <u>or more</u> units per building			110,000	34,000	5,000		
4 units per building			<u>130,000</u>	40,000	5,000		
5 units per building			150,000	50,000	10,000		
6 units per building			180,000	60,000	10,000		
7 <u>units per</u> building			<u>180,000</u>		10,000		
Minimum continuous frontage in feet (see § 175-6.10)	150	150	150	120	75	120	150
Minimum front yard for principal building (in feet)	50	40	40	10	10 <sup>1</sup>	50	40
Maximum Front Yard					40		

Minimum side yard for principal building (in feet)	35	25	25	10	10 <sup>1</sup>	15	30
Minimum side yard for accessory building (in feet)	10	10	10	10	10 <sup>1</sup>	10	10
Minimum rear yard for principal building (in feet)	25	15	15	20	20	20	40
Minimum rear yard for accessory building (in feet)	10	10	10	20	20	10	10
Maximum percentage of lot covered by building	12%	16%	20%	50%	75% <sup>2</sup>	33%	33%
Maximum height of building (in feet)	35	35	35	45	60	45	50
Maximum height (in stories)	3	3	3	3	4	3	3
Maximum height of chimneys, domes, spires, towers, radio or television antennas in any zone (in feet)	65	65	65	65	70	65	65

Maximum height in feet for wireless communication facilities is 125 feet.

<sup>1</sup> Distance could be decreased pursuant to a Special Permit granted by the Planning Board.

<sup>2</sup> Percentage could be increased pursuant to a Special Permit granted by the Planning Board.

\* Wetlands and water bodies are not computed in lot area (see § 175-6.4).

For setbacks applicable to large-scale, ground-mounted solar photovoltaic power generation installations, see Article XXII, § 175-22.3.

(PLANNING BOARD)