



TOWN CLERK
NORFOLK

**TOWN OF NORFOLK
PLANNING BOARD**
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2020 APR 28 2:28:05 PM

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NOTICE OF PUBLIC HEARING

Notice is hereby given, in accordance with M.G.L. Chapter 40A, §5 that the Norfolk Planning Board will hold a public hearing on Tuesday, May 12, 2020 at 7:30 p.m. at the Norfolk Town Hall, 1 Liberty Lane, Norfolk to discuss proposed changes to the NORFOLK ZONING BYLAWS which have been submitted to the warrant for the Annual Town Meeting.

In the event the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency is still in effect at that time, this meeting shall be physically closed to the public to avoid group congregation. Alternative public access to this meeting shall be made utilizing the Zoom virtual meeting software <https://zoom.us> for remote access. The meeting will be recorded for future rebroadcast by Norfolk Community Television.

Should the meeting be held remotely, a Zoom Meeting Link and Call-in Number will be posted with the agenda at mytowngovernment.org no later than Thursday, May 7, 2020.

The articles are as follows:

1. To see if the Town of Norfolk will vote to amend Section H.3.e.2. of the zoning bylaws by deleting the following strikethrough language and inserting the new language in bold print; or take any action relative thereto:

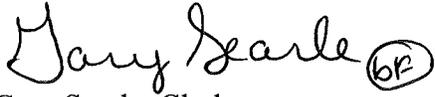
~~**H.3.e. 2.** In a subdivision, the required affordable unit(s) may be provided within a two-family home designed to appear as a single family home whose exterior appearance (including a single driveway and common entryways) and architecture is compatible with that of the other houses within the subdivision. If only a single affordable unit is required (that is, if the subdivision creates exactly ten lots), the second unit in the two-family home may be a market rate unit. In no case shall the total number of units exceed the number of lots that would be allowed in a conventional subdivision. However, the bonus provisions of H.2.e.3 shall still apply to subdivisions developed under Section H.2.~~

2. To see if the Town will vote to amend Section I.4.a.11. Residential Density of the Norfolk Zoning Bylaws by deleting the following strikethrough language; or take any action relative thereto:

~~I.4.a.11. Residential Density. Residential DWELLING UNITS, except for ASSISTED LIVING FACILITIES, shall not have more than two bedrooms per unit. Residential densities, except for ASSISTED LIVING FACILITIES, shall not exceed the ratio of sixteen bedrooms for any single LOT except by special permit. Residential densities for~~

ASSISTED LIVING FACILITIES shall not exceed the ratio of 16 bedrooms per acre for any single LOT except by Special Permit by the Zoning Board of Appeals.

For the Planning Board,



Gary Searle, Clerk
NORFOLK PLANNING BOARD

/bjf

cc:

Town Clerk
Planning Boards of Franklin,
Millis, Medway, Wrentham,
Medfield, Walpole, Foxboro
Metropolitan Area Planning Council
Department of Housing and Community Development
Building Commissioner/Zoning Officer

Conservation Commission, ZBA
Board of Selectmen
Board of Assessors
Police/Fire Chiefs
Town Counsel, Moderator
Board of Health
Advisory Board