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THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
CENTRAL MASSACHUSETTS DIVISION
10 MECHANIC STREET, SUITE 301
WORCESTER, MA 01608

MARTHA COAKLEY
ATTORNEY GENERAL

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Notice of Planning Board Hearing

Relative to Proposed Zoning By-Law Amendments
Pursuant to M.G.L. c. 40A, § 5

The Planning Board of the Town of **Acushnet** will hold a public hearing to discuss proposed amendments to the town's zoning by-laws. The public hearing will be held as follows:

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Place: **Planning Office, 130 Main St., Parting Ways, 2nd floor**

Date: **September 25, 2014**

Time: **7:30 pm, 2 zoning issues**

The subject matter of the proposed amendments is/are as indicated below (*attach additional sheets if necessary*). The complete text and maps relative to the proposed amendments are available for inspection during regular business hours at the following place(s):*

Place: **Town Clerk's Office, 122 Main St., Bulletin Board**

Place: **Outside Treasurer's Office, 122 Main St., Bulletin Board**

Place: **Outside Planning Office, 130 Main St., Glassed-in Bulletin Board**

Article Number	Subject Matter of Proposed Amendments Sufficient for Identification
Zoning Proposal:	**To extend the Business Village (BV) District on the west side of South Main Street from Lawson Avenue to the Fairhaven town line. The original BV District encompassed the east side of South Main Street only. Map attached.**
Zoning Proposal:	**To create an Industrial District, I-1, on the PJ Keating and NSTAR properties where there historically has been active mining, stone crushing, and hotmix asphalt plant, as well as high tension electric lines, even though the property has been zoned residential. The district would be comprised of permitted uses, uses by special permit, allowed uses; development standards and dimensional requirements. Map attached.**

* Note: The above information is *strictly required* by M.G.L. c. 40A, § 5.

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ZONING BYLAW FOR THE TOWN OF ACUSHNET, MASSACHUSETTS
INDUSTRIAL I-1 DISTRICT (I-1)

3.3.X I-1 INDUSTRIAL DISTRICT (I-1)

A. Permitted uses are as follows:

1) Office building

2) Utility buildings and storage warehouses and buildings

3) Mining and Quarry Operations

4) Rock Crushing

5) Hot Mix Asphalt Operations

6) Ready Mix Concrete Operations

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Provided that:

(a) Such uses shall not be located less than fifty (50) feet from properties zoned for residential purposes.

(b) A dust mitigation plan, approved by the Town Board of Health, is actively implemented.

B. Prohibited Uses: All uses which are not listed above, legally nonconforming or otherwise allowable by the provisions of the zoning bylaws or regulations are prohibited.

C. Development Standards are as follows:

1) Town Water. All new water connections for domestic supply or fire protection shall be connected to the Town water system.

2) Location of Drives and Streets. Major street or site entrances shall not be located within 100 feet of each other. Sites whose uses will generate a single daily peak traffic volumes of 150 vehicles or more must provide a second emergency accessway onto the site. Such access may be for emergency vehicles only and need not be a functioning roadway other than maintained for emergency vehicle usability.

3) Green Buffer. Other than as needed for drives and entrances, a 20 foot vegetated buffer strip for the purpose of screening shall be maintained parallel to the frontage of any lot. Low-lying plants shall not obstruct sight distances from entry drives along South Main Street.

4) Utilities. All utility outlets, service entrances, transformers and utility services shall generally be clustered in a neat and orderly fashion, adequately screened, and if feasible, shall be located to the rear of buildings.

5) No building, structure or parking area shall be located within 50 feet from any street right of way or adjacent parcel within a districted zoned for residential use.

6) A green belt shall be provided on any lot that abuts a Residential District or a lot with a residentially occupied building. Such green belt shall:

(a) Be located on the lot along the shared property line.

(b) Have a minimum depth from the shared property line of 20 feet.

(c) Be used for no purpose other than planting and/or sidewalks.

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D. Dimensional Requirements

1) All setbacks are to be measured from the lot lines.

2) Every lot in the I-1 Industrial District shall have the lot size, frontage, width, percent coverage, setbacks and height as specified below.

(a) Minimum Lot Size: 45,000 sf

(b) Minimum Frontage and Lot Width: 150 ft for lots abutting South Main Street

(c) Maximum Percent Impervious Coverage: 75%

(d) Minimum Setback

Front: 50 ft from properties zoned for residential purposes and Town roads.

Side: 50 ft from properties zoned for residential purposes

Rear: 50 ft from properties zoned for residential purposes

(e) Maximum Height: 35 ft or 3 stories (whichever is less). Structures in excess of 35 ft, for purposes conforming to approved uses, require a Special Permit from the Town Building Inspector.

E. Severability.

(1) The invalidity of any section or provision of this bylaw shall not invalidate any other section or provision thereof

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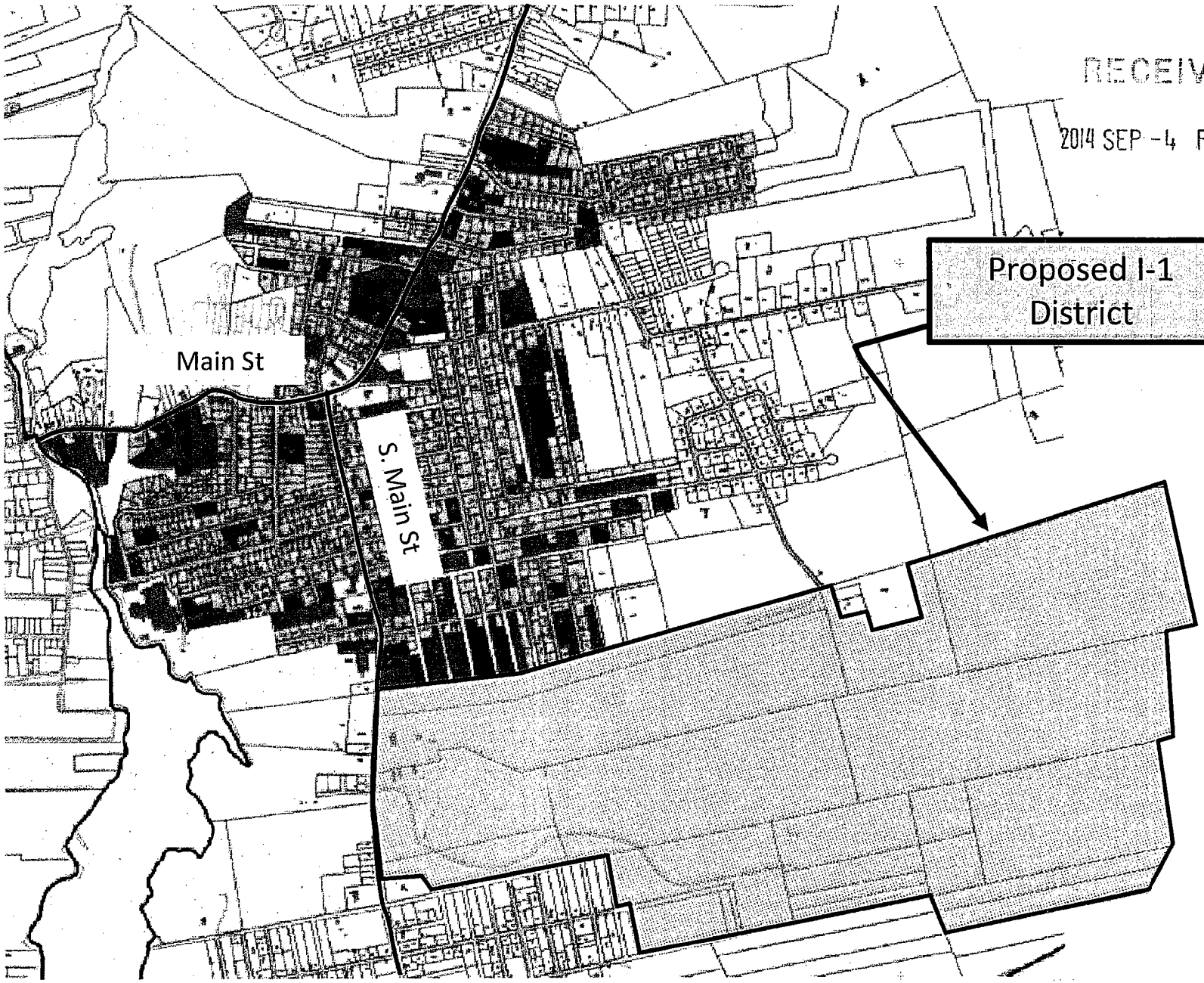

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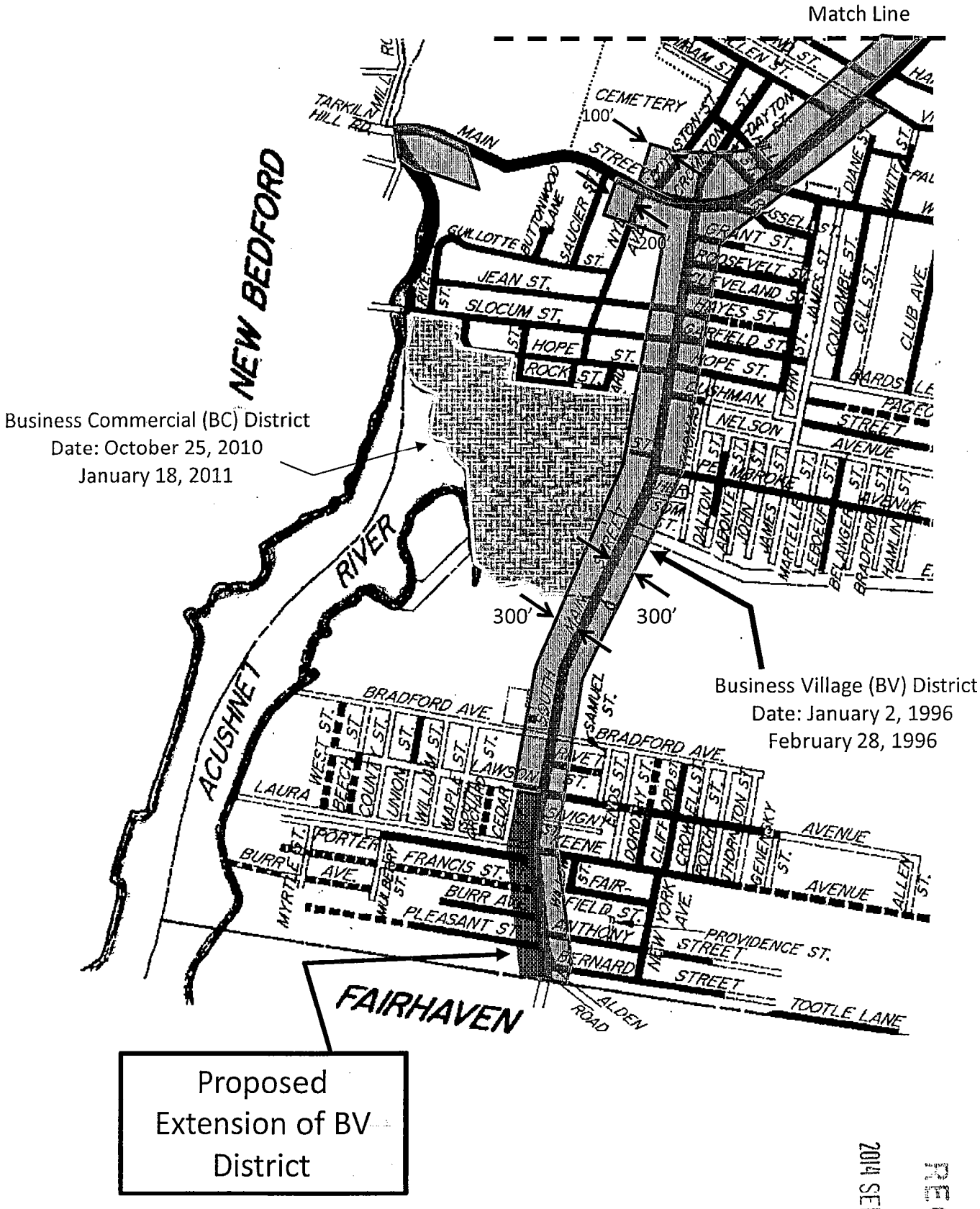

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