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**LEGAL NOTICE
NOTICE OF PUBLIC HEARING ON PROPOSED CHANGES
TO THE ZONING BYLAW and MAP
SCITUATE PLANNING BOARD**

**PUBLIC HEARING REMOTE ACCESS – THURSDAY FEBRUARY 11, 2021 at
7:00PM**

Notice is hereby given pursuant to M.G.L. Chapter 40A Section 5 that a Public Hearing will be held by the Scituate Planning Board on Thursday, February 11, 2021 at 7:00 P.M. via REMOTE ACCESS to consider amendments to the Scituate Zoning Bylaw as described below. These amendments will appear as articles on the Warrant for the Annual Town Meeting commencing April 12, 2021. The intent of the changes is to add a new Village Center and Neighborhood District (VCN) in North Scituate and do some housekeeping to delete sections previously changed by adding a VCN and to make the VCN bylaw more user friendly. All references below refer to sections of the Zoning Bylaw.

1. Amend All Sections – change all references throughout the bylaw accordingly from General Business (GB) District to Business (B).
2. Amend All Sections – remove Harbor Business (HB), Commercial(C) and Residential Multi-family (RM) districts throughout the bylaw accordingly.
3. Amend All Sections – change Board of Selectmen throughout and replace with Select Board throughout the bylaw accordingly.
4. Section 200 Definitions - Amend Definition of “Cottage Court” – delete number of bedrooms.
5. Section 310 Types of Districts – add a new Village Center and Neighborhood District to include North Scituate Village (NSV) and its subdistricts.
6. Section 320 Location of Districts– clarify Location of District map by adding current zoning map date of April 8, 2019 and add previously approved Humarock Village Overlay Business District (STM November 5, 2019) and add North Scituate Village Center and Neighborhood District and its subdistricts.
7. Section 420 Table of Use Regulations– amend the table to include titles of the

districts for the Village Center and Neighborhood District by adding a title Greenbush-Driftway Gateway District to the table and add North Scituate Village (NSV) and its subdistricts and uses to the Table of Uses.

8. Section 490 Planned Development District– Delete Section 490 Planned Development District in its entirety as it was previously replaced (ATM April 9, 2019, STM November 2019) with the Village Center and Neighborhood District - Greenbush-Driftway Gateway District.
9. Section 560 Village Business Overlay District– remove all references to North Scituate as a Village Business Overlay District and its boundaries, uses and requirements.
10. Amend Section 580 - add North Scituate Village (NSV) and its subdistricts as a new Village Center and Neighborhood District (VCN) with requirements and design and development standards; update Greenbush-Driftway allowed Building Types in the VCN District in Table 1 and Table 2 and delete the maximum dwelling units per building under Bulk Standards.
11. Section 720 Common Driveways - correct Standards of Review listed in 720.1 from Section to 770.5 from 770.6
12. Section 750 Design Review for Business, Commercial, Mixed Use and Multi-Family Development - re-organize to make more user friendly by separating Design Standards and Design Guidelines and adding a new North Scituate VCN to be included in the building types and design standards and building activation encroachments. Delete ordinances in Figure 12 Building Activation Encroachments and replace with Bylaws.
13. Section 751 Low Impact Development Standards – Amend Section 751.3 B. 4. To add “as applicable” for use of native landscaping and delete the excess words “The maximum” in Section 751.3 H. 1.
14. Section 753 Public Realm Standards – Update Table 1 – Public Realm Design Standards to clarify street width components and sidewalk components.
15. Amend Section 754 Fair Housing and Affordability Standards – Delete sentence on bedrooms in Section 754.6
16. Amend Section 760 Parking – clarify parking to so that use of Table 1 and Table 2 is clarified and update Table 2 for restaurant use and delete Place of Assembly in Table 2.

The text of the current Zoning Bylaw and the complete text of the proposed amendments to the Zoning Bylaw are available for inspection during the normal hours of business of the Scituate Town Hall at the offices of the Town Clerk and the

Planning Board at Town Hall, 600 Chief Justice Cushing Highway, Scituate, Massachusetts and on the Town of Scituate website on the Planning Board web page under proposed bylaw changes. Any person wishing to comment on these proposed zoning amendments should appear via **REMOTE ACCESS due to COVID-19 protocols** at the public hearing at the time and date designated above. Written comments on the zoning amendments will also be accepted by the Planning Board prior to the public hearing. The Planning Board office is available at 781-545-8730 for further information.

Ann Burbine, Chairman, Scituate Planning Board