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

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, January 11, 2024 at 6:30 P.M. in the Select Board Hearing Room, Town Hall, 600 Chief Justice Cushing Highway, Scituate, Massachusetts, 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 8, 2024. All references below to Sections refer to sections of the Zoning Bylaw.

1. Zoning for Village Center and Neighborhood Districts - Greenbush/Driftway Gateway District and North Scituate Village District for Compliance with MGL Ch 40A Section 3A of the Zoning Act for Multi-Family Zoning as of right in MBTA Communities - Amend Zoning Map and Zoning Bylaw. Proposed changes include:
 - A. Amend the zoning bylaw throughout to replace the references to "Department of Housing and Community Development" or "DHCD" to "Executive Office of Housing and Livable Community" or "EOHLC".
 - B. Amend the Town of Scituate, MA Zoning Map in the Village Center & Neighborhood District – North Scituate – Village Center and North Scituate Outer Village district boundaries as shown on a map entitled Town of Scituate – North Scituate Zoning dated November 30, 2023 by JM GOLDSON and to issue a new zoning map reflecting this amendment, and amend Section 310, Section 320 and Section 340 to reflect the new mapping.
 - C. Amend Section 200, Definitions by adding new definitions for Affordable Unit, Applicant, Area Median Income (AMI), Commuter Rail Station, EOHLC, MBTA, Mandatory Mixed-use District, Sub-district and changing the title of Multi-Family Dwelling to read Multi-Family Dwelling/Multi-Family Building.
 - D. Amend Section 310 Types of Districts to add Mandatory Mixed-use District under "VCN" Village Center & Neighborhood District which includes the NDTV Sub-district in Greenbush-Driftway Gateway District and NSV-OV Sub-district in North Scituate Village.
 - E. Amend Section 420 Table of Use Regulations
 1. Update the Table of Use Regulations Use Category F. for Multi-family Dwelling to be allowed by right in the GWB District;

2. Delete use category G - Multi-family dwelling complex, subject to Section 430.3 and relabel the lettering below accordingly;
 3. Amend Garage for commercial vehicles subject to Section 440.2 to correct "Section 440.2" with "Section 440.3."
 4. Add Flex Space/Fabrication Building as Category M. Under Section 4 Industrial Uses as not allowed in R-1, R-2, R-3, NRN, DCR, NRRCR and B, allowed in GWB, GVC, NDTV, DBP and NS-VC and by Special Permit in the NS-OV.
 5. Change heading in Greenbush-Driftway in Table of Uses from NCR to NRRCR.
- F. Delete Section 430.3 Multi-Family Dwelling Complex in its entirety.
- G. Amend Section 580.2.D to add language in the 1. Purpose: section to clarify the locations of the Pedestrian Frontage Overlay Zone in the Village Center and Neighborhood Districts of North Scituate Village – Village Center and Greenbush Driftway Gateway District – New Driftway Transit Village.
- H. Amend Section 580 Village Center and Neighborhood District:
1. Section 580.3.D strike the phrase "or Board of Appeals".
 2. Section 580.4 Density and bulk Standards Table 2 VCN Residential Density By Building Type & District to allow Multi-Family Buildings at a density of 15 dwelling units per acre in the GWB, NRN, and GVC districts.
 3. Section 580.9.A.1.a to strike the phrase "uses, a limited amount of" from the Purpose of Gateway Business (GWB).
 4. Section 580.9.B. North Scituate Village District (NSV) to update the location of the pedestrian frontage zones as shown on the Town of Scituate – North Scituate Zoning dated November 30, 2023 by J M GOLDSON
- I. Amend Section 754 Fair Housing and Affordability Standards
1. Amend Section 754.1.B.1. Specific Applications to the VBOD and VCN to add language to 1. Exemptions after the first sentence "By right development in the VCN subdistricts GDG-GWB, GDG- NRN, GDG-GVC and NSV-OV up to nine units or fewer are exempt from this requirement". The Planning Board...
 2. Amend Section 754.1.B.2 Number of Affordable Units by inserting the following language below the table, "By right development of ten units or more in the VCN subdistricts GDG-GWB, GDG-NRN, GDD-GVC and NSV-OV are required to provide 10 percent affordable units at not less than 80 percent of the Area Median Income".
 3. Amend Section 754.1.B.3 Density Bonuses by striking the following language from the section: "The total number of Affordable Housing Units constructed in a VBOD or VCN shall equal not less than twenty percent (20%) of the total number of all units constructed within projects in the district."
 4. Amend Section 754.3 Monitoring Agent by deleting "Select Board"

in the first sentence and replacing it with "Applicant in conjunction with the Planning Board."

5. Amend Section 754.7.B. Compliance with LIP Program by replacing "CMR 45.00" with "CMR 56.00"

J. Amend Section 760 Parking Requirements

1. Section 760.8 to add language that there is no parking required for commercial uses in the Section 3A of MGL C. 40A Mandatory Mixed-Use Districts in the VCN-GDG-NDTV and VCN-NSV-VC districts for by right projects only.

K. Amend Section 770.9 Applicability of Approval Requirements

1. Amend Section 770.9.A to add the words "VCN" after the words B District
2. Amend Section 770.9.C by deleting it in its entirety and replacing it with a new Section C adding that multi-family dwellings are subject to Site Plan Review as is required for business or commercial uses

2. Wireless Communication Antennas on Utility Poles

- A. Amend Section 730.4 to clarify that a Special Permit is required which meets the requirements of a Major Site Plan Review

The text of the current Zoning Bylaw, the current Zoning Map, the complete text of the proposed amendments to the Zoning Bylaw and map showing the proposed changes to the Zoning Map 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 at the public hearing at the time and place designated above. Written comments on the zoning amendments will also be accepted by the Planning Board prior to the public hearing.

Patricia A. Lambert, Chair, Scituate Planning Board