



## CANTON PLANNING BOARD

*Members:*

*David McCarthy, Chair*

*Patricia McDermott, Vice Chair*

*Kathy Gibbs McCormack, Clerk*

*Robert E. Panico, Member*

*Joseph Amrhein, Member*

### AGENDA

**PLANNING BOARD MEETING  
WEDNESDAY, FEBRUARY 16, 2022  
MEMORIAL HALL  
801 Washington Street  
Salah Meeting Room  
5:30 P.M.**

#### **GENERAL BUSINESS:**

**(1) (continuance requested until March, 2022) - 275 DAN ROAD (Organogenesis, Inc.)** – Site Plan Review for the interior renovations to the existing vacant 99,600 square foot building which will include new office, manufacturing and laboratory space. Exterior improvements including repaving and re-curbng the parking lot, replacing concrete sidewalks, accessibility improvements, installing new exterior utility equipment and pads, and constructing new stormwater management areas. (Seaver Anderson; David Potter, Vice President, Pare Corporation; Jenna Rioux, P.E., Project Engineer, Pare Corporation.)

**(2) ARTICLE ( ) - AMEND ZONING BY-LAW SECTION 6.1. OFF-STREET PARKING** -- To see if the Town will vote to amend Zoning By-law Section 6.1. Off-Street Parking as follows: **Motion 1** That Zoning By-law Section 6.1.1 for Parking Requirements in All Districts be amended, with bolded and underlined language indicating changes: **6.1.1 Parking Requirements in All Districts**. In all districts, there shall be provided and maintained improved off-street automobile parking spaces in connection with the erection, establishment or increase by units or dimensions of buildings, structures and uses, in the following amounts. For the purposes of this Section, “gross floor area” means the total floor area contained within the exterior walls, including any mezzanine, space used for heating and cooling utilities and for incidental storage.

**(3) ARTICLE ( ) - AMEND ZONING BY-LAW SECTION 9.8 Canton Center Economic Opportunity District (CCEOD)** -- To see if the Town will vote to amend Zoning By-law Section 9.8 Canton Center Economic Opportunity District (CCEOD) to update the parking requirements to be consistent with Section 6.1 (Off-Street parking) as follows, with underlined text indicating changed language:

**(4) ARTICLE ( ) - AMEND ZONING BY-LAW SECTION 7.2 SPECIAL REGULATIONS FOR ABOVE OR BELOW GRADE STRUCTURED PARKING** -- To see if the Town will vote to amend

the Zoning By-laws: 1. By deleting Section 7.2 for “Above or Below Grade Structured Parking”, and 2. By relabeling Section 7.2 as not used.

**(5) ARTICLE ( ) - AMEND ZONING BY-LAW SECTION 9.3 TO REMOVE THE ECONOMIC OPPORTUNITY OVERLAY DISTRICT (EOD)** -- To see if the Town will vote to amend the Zoning By-laws: 1. By deleting Section 9.3 for “Economic Opportunity Overlay District (EOD)”, and 2. By relabeling Section 9.3 as not used.

## **Planning Board Agenda**

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**( 6 )     ARTICLE ( ) - AMEND ZONING MAP OF TOWN OF CANTON** -- To see if the Town of Canton will vote to amend the Zoning Map of the Town Canton, as most recently amended, as follows: To amend the map entitled "Zoning Map of Town of Canton", to place the parcels (Assessor Parcels) shown on the plan entitled "Proposed Rezoning Exhibit", prepared by the Planning Department, into the newly created Commercial Mixed Use District (C-MUD).

**( 7 )     ARTICLE ( ) - ADD ZONING BY-LAW SECTION 6.9 GENERAL PROVISIONS FOR COMMERCIAL MIXED USE DISTRICT** -- To see if the Town will vote to add Zoning By-law Section 6.9 General Provisions for the Commercial Mixed Use District as follows: 6.9 Commercial Mixed-Use District.

**( 8 )    ARTICLE ( ) - AMEND ZONING BY-LAW SECTION 2.0 DISTRICTS** -- To see if the Town will vote to amend Zoning By-law Section 2.0 Districts, as follows: MOTION 1 - That Zoning Bylaw Section 2.1 “Establishment” be amended to add reference to the Commercial Mixed Use District under the category of “Other Districts”. MOTION 2 - That Zoning Bylaw Section 2.2 “Overlay and Special Districts” be amended to remove reference to the Economic Opportunity Overlay District (EEOD), Mixed Use Overlay District (MUOD), Hotel Overlay District (HOD), and Village Housing Overlay District (VHOD).

**( 9 )    ARTICLE ( ) - AMEND ZONING BY-LAWS SECTION 4.0 DIMENSIONAL REQUIREMENTS** -- To see if the Town will vote to amend Section 4.0 “Dimensional Requirements,” of the Zoning By-Laws by adding dimensional and height requirements for the Commercial Mixed Use District (newly added), Limited Industrial B (existing), and Limited Industrial C (existing) districts as follows, with bolded and underlined text indicating changed language:

**( 10 )    ARTICLE ( ) - AMEND ZONING BY-LAW SECTION 9.4 TO REMOVE THE MIXED USE OVERLAY DISTRICT (MUOD)** -- To see if the Town will vote to amend the Zoning By-laws: 1. By deleting Section 9.4 for “Mixed Use Overlay District (MUOD)”, and 2. By relabeling Section 9.4 as not used.

**( 11 )    ARTICLE ( ) - AMEND ZONING BY-LAWS SECTION 3.1.4 TABLE OF USE REGULATIONS** -- To see if the Town will vote to amend Zoning By-laws Section 3.1.4 Table of Use Regulations to complete the Table of Use for the Limited Industrial (C) zone, the Commercial Mixed-Use Zone (C-MU), and update uses related to structured parking and electric vehicle charging stations, or take any other action related thereto. Motion 1 - To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section A Residential Uses as follows, with bolded and underlined language indicating changes:

**( 12 )    ARTICLE ( ) - AMEND ZONING BY-LAWS SECTION 11.0 DEFINITIONS** -- To see if the Town will vote to amend Zoning By-Laws Section 11.0 as follows, with new word definitions being incorporated into the existing text in order alphabetically with the existing word definitions.

**( 13 )    Town Planner Update**

**( 14 )    Review & Approval of February 2, 2022 Minutes**

**Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting.**

**Next Meeting: March 2, 2022**