



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. (*updated)**

GENERAL BUSINESS:

(1) Article (31) ACCEPTANCE OF REVOLUTION WAY AS A TOWN WAY - To see if the town will vote to lay out and accept Revolution Way as a town way, as recommended by the Planning Board and as laid out by the Select Board pursuant to G.L. c. 41 and c. 82, as shown on a plan entitled "As-Built Plan of Land, Revolution Way, prepared by VHB of Watertown, MA, dated January 10, 2022" (hereinafter referred to as "Acceptance Plan"); to see if the town will vote to authorize the Select Board to acquire by purchase, gift, or eminent domain such land and easements for the creation, maintenance and operation of a public way, including but not limited to easements for access, grading, drainage, sloping, construction and utilities, as described in the Acceptance Plan; and further to see if the Town will vote to authorize that the Select Board and Town officers to take any and all related actions necessary or appropriate to carry out the purposes of this vote, or to take any other action related thereto. **Select Board for Planning Board**

(2) ARTICLE (32) - 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 (33) - 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 (34) - 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 (35) - AMEND ZONING BY-LAW SECTION 9.3 TO REMOVE THE ECONOMIC OPPORTUNITY OVERLAY DISTRICT (EOOD) -- To see if the Town will vote to amend the Zoning By-laws: 1. By deleting Section 9.3 for “Economic Opportunity Overlay District (EOOD)”, and 2. By relabeling Section 9.3 as not used.

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(6) ARTICLE (36) - 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 (37) - 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 (38) - 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 (39) - 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 (40) - 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 (41) - 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 (42) - 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