



CANTON PLANNING BOARD

Members:

Thomas C. Scully, Chairman

Robert E. Panico, Vice Chairman

Patricia McDermott, Clerk

David McCarthy, Member

Kathy Gibbs McCormack, Member

AGENDA

PLANNING BOARD MEETING
WEDNESDAY, FEBRUARY 19, 2020
MEMORIAL HALL
801 Washington Street
Salah Meeting Room
7:00 P.M.

****921 WASHINGTON STREET (Site Plan Approval for a 10,200+ square foot building for a Goddard Child Care Facility) (DTG, LLC, Digvijay & Tsering Gurung, Petitioners) (Paul A. Schneiders, Attorney) UPDATE ON PLANS TO BE DISCUSSED & then the hearing will be continued to the March 4, 2020 for a Formal Meeting.**

SCHEDULED TOWN MEETING ZONING ARTICLE HEARINGS:

(1) AMEND ZONING BY-LAWS SECTION 9.5 – BILLBOARD ZONING OVERLAY DISTRICT (BZOD) - ARTICLE () - To see if the Town will vote to amend Zoning By-Law Section 9.5 (currently unused) to add a Billboard Zoning Overlay District (BZOD) as follows: **Section 9.5 Billboard Zoning Overlay District** - The Town of Canton shall have a designated Billboard Zoning Overlay District (BZOD), as established pursuant to Section 2.2 (Overlay and Special Districts), described herein and as shown on the Canton Zoning Map.

(2) AMEND ZONING BY-LAW SECTION 6.3.10 NON-ACCESSORY SIGNS - ARTICLE () To see if the Town will vote to amend Zoning By-Law Section 6.3.10 to clarify language around non-accessory signs (billboards) to add a reference to the Billboard Zoning Overlay

(3) AMEND ZONING BY-LAWS SECTION 11.0 DEFINITIONS RELATING TO SHORT TERM RENTALS - ARTICLE () - 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: By adding the definition of “Short-term rental” as follows: **Short-term rental:** an owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such. It does not include property that is rented out through tenancies at will or month-to-month leases. It also does not include time-share property. A short-term rental is a rental that is not for more than 31 consecutive calendar days.

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(4) ` AMEND ZONING BY-LAW SECTION 3.1.4 TABLE OF USE REGULATIONS RELATED TO SHORT-TERM RENTALS - ARTICLE () -

To see if the Town will vote to amend Zoning By-Law Section 3.1.4 Table of Use Regulations as follows or take any other action related thereto. 1. By amending the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section J Accessory Uses by adding the accessory use zones for “Short term rentals” by allowing their use by right in all residential zones and the Business and Central Business Districts. The use would not be allowed in the Limited Industrial Districts, Industrial District, and Parkland and Open Space.

<i>J. Accessory Uses</i>	SR	GR	B	CB	LI	LI(B)	LI(C)	I	POS
Short-term rental ²	Y	Y	Y	Y	N	N	N	N	N

<i>A. Residential Uses</i>	SR	GR	B	CB	LI	LI(B)	LI(C)	I	POS
Short-term rental ²	Y	Y	Y	Y	N	N	N	N	N

(5) AMEND ZONING BY-LAW SECTION 4.1.4 TABLE OF DIMENSIONAL REQUIREMENTS – RESIDENCE DISTRICTS - ARTICLE () - To see if the Town will vote to amend Zoning By-Law Section 4.1.4 Table of Dimensional Requirements – Residential

(6) AMEND ZONING BY-LAW SECTION 7.8 TO REMOVE THE EXPIRED TEMPORARY MORATORIUM ON THE SALE AND DISTRIUBTION OF RECREATIONAL MARIJUANA - ARTICLE () - To see if the Town will vote to amend Zoning By-Law Section 7.8 by deleting Section 7.8 for “Temporary Moratorium on the Sale and Distribution of Recreational Marijuana.”

(7) AMEND ZONING BY-LAW SECTION 3.1.4 TABLE OF USE DEFINITIONS. SECTION J ACCESSORY USES RELATED TO THE KEEPING OF OVERNIGHT MOTOR VEHICLES - ARTICLE () - To see if the Town will vote to amend Zoning By-Laws 3.1.4, Table of Use Regulations, Section J Accessory Uses to remove the first use of the word “not” in the use description for “The keeping overnight of not more than five motor vehicles...” so that the revised use description reads as follows, “*The keeping overnight of more than five motor vehicles, one of which may be a commercial vehicle. Such commercial vehicle shall not exceed a gross vehicle weight of twelve thousand, five hundred (12,500) pounds, or measure more than seven feet, six inches (7’6”)* from the ground to the top of the roof, or measure more than twenty-one feet (21’) from the front bumper to the rear bumper. For the purpose of this section no, so-called, pickup truck shall be deemed to be a ‘commercial’ vehicle. Nothing in this section shall be construed to prevent any person from bringing a commercial vehicle otherwise prohibited by this section into a residential neighborhood for the purpose of making a delivery, or performing work, or during lunchtime, or on an irregular basis”

(8) ADD ZONING BY-LAW SECTION 4.2.7 RETAINING WALLS ALONG SCENIC WAYS - ARTICLE () - To see if the Town will vote to add Zoning By-Law Section 4.2.7 Retaining Walls Along Scenic Ways to the Special Regulations as follows: **4.2.7 Retaining Walls Along Scenic Ways.** Retaining walls along frontage facing a scenic way (in any district) shall comply with the regulations in Section 6.4.6. The streets designated as Scenic Ways within the Town of Canton include Chapman Street, Elm Street, Farm Street, Green Street, Green lodge Street, Hemenway Drive, High Street, Indian Lane, Pleasant Street, Sherman Street (from Washington Street eastward to Pleasant Street), Walpole Street, Washington Street, and York Street.

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(9) AMEND ZONING BY-LAW SECTION 9.1 FLOOD PLAIN OVERLAY DISTRICT (FPOD) - ARTICLE () - To see if the Town will vote to amend Zoning By-Law Sections 9.1.4, 9.1.5, 9.1.6, 9.1.8, and 9.1.9 of the Flood Plain Overlay District.

(10) AMEND ZONING BY-LAW SECTION 10.7 CANTON CENTER DESIGN REVIEW BOARD - ARTICLE () - To see if the Town will vote to amend Zoning By-law Section 10.7 as follows: (1) Replace all references in Section 10.7 (and all subsections) to the “Canton Center Design Review Board” or “Design Review Board” or “CCDRB” with the Planning Board; (2) Remove the language of Section 10.7.14 “Canton Center Design Review Board; Composition”, and replace it with the words “Not Used”; (3) Remove the language of Section 10.7.15 “CCDRB; Method of Appointment” and replace it with the words “Not Used”; (4) Remove the language of Section 10.7.16 “CCDRB; Organization” and replace it with the words “Not Used”; and (5) Amend Section 10.7.17 CCDRB; Administrative Procedures.

GENERAL BUSINESS:

(11) Review & Approval of Minutes of January 8, 2020

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

Next Meeting: March 4, 2020