

CANTON PLANNING BOARD
REPORT AND MOTION
ANNUAL TOWN MEETING – MAY 9th, 2022

ARTICLE #35 AMEND ZONING BY-LAW
Section 9.3 to Remove the Economic Opportunity Overlay District (EOOD)
(Board of Selectmen for Planning Board)

Article 35. 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

Or to take any other action related thereto.

PUBLIC HEARING:

This is to certify that a public hearing concerning the subject matter above, as place on the warrant for the 2022 Annual Town Meeting, was held by the Planning Board on February 16th, 2022 at 5:30 P.M. and continued to March 2nd, 2022 at 6:00 P.M., in the Salah Meeting Room, Town Hall, 801 Washington Street, Canton, Massachusetts, in accordance with the provision of the Massachusetts General Laws, Chapter 40A.

Said amendment is contained, in its entirety, in a document available for public review on file in the office of the Planning Board, the Town Clerk, the Board of Selectmen, at Memorial Hall, and at the reference desk of the Canton Public Library. It is also available online on the Planning Department website.

Notice of the subject matter for the public hearing, sufficient for identification, has been published in the Canton Citizen, a newspaper of general circulation in the Town on January 27th and February 3rd, 2022.

REPORT:

On February 16th, and again on March 2nd, 2022, the Planning Board discussed the proposed article to amend Section 9.3 to Remove the Economic Opportunity Overlay District (EOOD). The Economic Opportunity Overlay District’s main function was to allow for more flexibility in permitting above or below-grade structured parking, as well as allowing for increased building heights (up to 60 feet). This overlay district currently only applies to 1 Wellness Way (Point32Health), otherwise known as the former Reebok Headquarters. The parcel is already developed, and additional tall buildings are not anticipated. The Master Plan 2020’s zoning analysis noted that this overlay district was no longer effective for economic development.

RECOMMENDATION:

On February 16th, 2022, the Planning Board voted unanimously with four (4) members in favor and none opposed, to recommend that this Article be adopted at Town Meeting with no changes in the motion, that the applicable language be added directly into this section of the by-laws. The hearing was closed on March 2nd, 2022, with no changes to the vote or motion.

Voted 4-0

In favor: Patricia McDermott, Kathy McCormack, David McCarthy, and Joseph Amrhein

Not present: Robert E. Panico

MOVED:

That 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

Or to take any other action related thereto.

Respectfully submitted,

David McCarthy
Chair of the Canton Planning Board