

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

ARTICLE #36 AMEND ZONING MAP OF TOWN OF CANTON
(Board of Selectmen for Planning Board)

Article 36. To see if the Town of Canton will vote to amend the Zoning Map of the Town Canton, as most recently amended, as follows:

1.

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-MU).

225 Turnpike Street (Map 80, Lot 32)
230 Turnpike Street (Map 79, Lot 131)
235 Turnpike Street (Map 79, Lot 130)
239 Turnpike Street (Map 79, Lot 129)
240 Turnpike Street (Map 79, Lot 132)
250 Turnpike Street (Map 79, Lot 134)
259 Turnpike Street (Map 79, Lot 102)
275 Turnpike Street (Map 79, Lot 93)
279 Turnpike Street (Map 79, Lot 92)
291 Turnpike Street (Map 79, Lot 91)
295 Turnpike Street (Map 79, Lot 82)
300 Turnpike Street (Map 79, Lot 148)
305 Turnpike Street (Map 79, Lot 81)
323 Turnpike Street (Map 79, Lot 80)
348 Turnpike Street (Map 78, Lot 136)
351 Turnpike Street (Map 79, Lot 1)
354 Turnpike Street (Map 79, Lot 137)
355 Turnpike Street (Map 78, Lot 3)
358 Turnpike Street (Map 78, Lot 5)
360 Turnpike Street (Map 78, Lot 4)
362 Turnpike Street (Map 78, Lot 6)
390 Turnpike Street (Map 78, Lot 11)

1 Pequot Way (Map 79, Lot 140)
2-8 Pequot Way (Map 79, Lot 147)
9 Pequot Way (Map 79, Lot 141)
10 Pequot Way (Map 79, Lot 146)
25 Pequot Way (Map 79, Lot 142)
40 Pequot Way (Map 79, Lot 143)

2 Whitman Road (Map 78, Lot 17)

1 Windsor Woods Lane (Map 87, Lot 1)
0-Rear Turnpike Street (Map 88, Lot 1)
1095 Turnpike Street (Map 87, Lot 2)
1049 Turnpike Street (Map 88, Lot 2)

1047 Turnpike Street (Map 88, Lot 3)
1033 Turnpike Street (Map 88, Lot 4)
1027 Turnpike Street (Map 88, Lot 5)
1017 Turnpike Street (Map 88, Lot 6)
1200 Turnpike Street (Map 87, Lot 3)
0-Rear Turnpike Street (Map 87, Lot 4)
0 Turnpike Street (Map 88, Lot 34)
1042 Turnpike Street (Map 88, Lot 24)
1040 Turnpike Street (Map 88, Lot 25)
1036 Turnpike Street (Map 88, Lot 23)
1032 Turnpike Street (Map 88, Lot 22)
1030 Turnpike Street (map 88, Lot 28)
1026 Turnpike Street (Map 88, Lot 11)
1022 Turnpike Street (Map 88, Lot 26)

520 Turnpike Street (Map 77, Lot 8)
0 Turnpike Street (Map 91, Lot 16)

2.

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, from an Industrial District (I) and partial Single-Family Residence B zone to Limited Industrial District (LI).

- 320 Turnpike Street (Map 79, Lot 138)
- 330 Turnpike Street (Map 92, Lot 5)
- 340 Turnpike Street (Map 78, Lot 18)
- 4 Whitman Road (Map 78, Lot 13)
- 0-Rear Whitman Road (Map 92, Lot 4)

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 the Zoning Map of the Town of Canton. The goal of this article is to establish a new Commercial Mixed-Use District, subject to the general provisions for commercial mixed-use district (proposed Zoning By-law Section 6.9 Commercial Mixed-Use District). This is consistent with goals and recommendations stated in the Route 138 Economic Development Study (2020), and Town’s Master Plan (2020).

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 information be amended in the Zoning Map of the Town of Canton. 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 of Canton will vote to amend the Zoning Map of the Town Canton, as most recently amended, as follows:

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Respectfully submitted,

David McCarthy
Chair of the Canton Planning Board