



TOWN OF HOPKINTON

OFFICE OF
THE PLANNING BOARD

TOWN HALL
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JOHN A. BARK'S CITY

PUBLIC HEARING NOTICE

The Planning Board of the Town of Hopkinton will hold a public hearing on proposed amendments to the Zoning Bylaw and the Zoning Map on Monday, March 9, 2020 at 7:30 P.M. at the Hopkinton Public Library, Large Event Room, 13 Main Street, Hopkinton, MA. The subject matter of the proposed amendments is below. The text of the proposed changes to the Zoning Bylaw, as well as, the proposed amendments to the Zoning Map are available for review during regular business hours at the Department of Land Use, Planning & Permitting at Town Hall, 18 Main Street, Hopkinton, MA or by calling the Land Use Department at 508-497-9745. The Hopkinton Public Library and Town Hall are handicapped accessible. This legal notice is also posted on the Massachusetts Newspaper Publishers Association (MNPA) website at <http://masspublicnotices.org>.

Proposed Zoning Bylaw and Zoning Map Amendments:

1. Amend Article XIX, Nonconforming Lots, Uses and Structures, Section 210-128, to allow for a waiver issued by the Zoning Enforcement Officer for certain uses that do not alter the footprint or overall height of a pre-existing nonconforming structure.
2. Modify Article XVI, Wireless Telecommunications Facilities, in order to bring the regulations current with Federal wireless telecommunications regulations.
3. Modify Article XVIII, Supplementary Regulations, Section 210-126, to remove the requirement that occupants of Accessory Dwelling Units be family "related by blood, marriage or adoption", to remove the requirement for an interior connection, and to remove the age-restricted provision.
4. Amend Article XXVII, Signs, Section 210-179, to allow for additional temporary signage for businesses determined to be affected by construction within a public right-of-way.
5. Modify Article VIA, Downtown Business (BD) District, Section 210-20.3, to remove "car washes" as a use allowed by Special Permit.
6. Amend Article VIIIA, Industrial B (IB) District, Section 210-37.9, to correct the numbering so as to be consistent with the rest of the Zoning Bylaw.
7. Establish the Commercial Solar Photovoltaic Overlay District and amend the Zoning Map to place all or a portion of the following parcels within the Commercial Solar Photovoltaic Overlay District, without affecting the underlying zoning of said parcels, as applicable:

394 Wood Street (Assessors Map U1 Block 1 Lot 0), 0 495 + Elm (I-495 ROW) (R23-495-0), 0 Wood Street (U6-21-0), 5 Mechanic Street (U6-20-0), 147 Lumber Street (R29-15-0), 201 Hayden Rowe (U24-24-0), 0 Cedar Street (U11-26-B), 0 Wilson Street (U12-2-A), 17 Wilson Street (U12-1-A), 0 Wilson Street (U11-30-0), 67 East Main Street (U7-1-0), 0 Frankland Road (U7-7-0), 71 Frankland Road (R9-5-0).

Muriel Kramer
Chair

Commercial Solar Photovoltaic Overlay District of Hopkinton MA

DRAFT



- Legend**
- Streets
 - CSPVOD

