



TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

2017 MAR 10 AM 9:00

HOLLISTON, MASSACHUSETTS 01746

PUBLIC HEARING NOTICE

In accordance with the provisions of MGL, c. 40A, s. 5, the Holliston Planning Board will hold a Public Hearing on Thursday, March 30, 2017 at 7:15 p.m. in the Selectmen's Meeting Room of Town Hall, 703 Washington Street to receive comments on the following proposed amendments to the Holliston Zoning By-Laws:

1. Amend Section II-B of the Zoning By-Laws to modify the Zoning Map as follows:

Area 1 - East Holliston - Change the Commercial district designation in its entirety to Village Center Commercial and add #479 Washington Street. Area includes 403 - 479 Washington Street, 400 - 418 Washington Street, as well as, 12 and 18 Concord Street.

Area 2 - Woodland Street/Factory Pond Industrial Remnants. Area includes three parcels associated with the existing facility at 163 Woodland Street.

Area 3 - Woodland Street Industrial Remnants and #83 Elm Street (AR-B) - Change the existing district to Village Center Commercial. Area includes 300 - 360 Woodland Street and 83 Elm Street.

Area 4 - Elm/Grove - Change the district designation from Agricultural-Residential B to Village Residential. Area includes 602-696 Washington Street (even numbers), 27-131 Linden Street (odd numbers), Hampshire Street (all), Avon Street (all), Irving Place (all), 18 - 95 Elm Street (excluding 83), and 138 - 152 Railroad Street (even numbers).

Area 5 - Mudville/Washington Street/Green Street

a. Eliminate split zoning district lots and change Residential zoning district to Village Residential. Area to include 864 - 960 Washington Street, 22 Pine Street, Pleasant Street (all), Spring Street (all), School Street (all), Mechanic Street (8 - end), Union Street (65 to end).

b. Clarify Industrial zoning district for 75 - 99 Exchange Street (odd numbers) and 13 - 18 Water Street. Eliminate any Industrial zone split lots on Winthrop Street.

c. Change 31 - 53 Green Street from Village Center Commercial to Village Residential.

d. Eliminate split zoned parcels (Village Center Commercial and Agricultural-Residential B) at 747 and 755 Washington Street and 20 Hollis Street (Village Center Commercial) and 24 and 42 Hollis Street (Agricultural-Residential B).

Area 6 - Marked Tree Road- Change split district lots along Marked Tree Road (Ag-Res B and Res.) as well as 970 - 1002 (even numbers) and 1057 - corner of Washington Street and Highland Street (odd numbers) to Residential.

2. Delete Section IV-A(4), sub-section 4 in its entirety.

3. Amend Section I-D Prohibited Use (1) to prohibit nine explicit uses in all zoning districts (by Citizen's Petition).

The complete text of these proposed amendments and map changes are on file at the Office of the Town Clerk and at the Planning Board Office, Town Hall, 703 Washington Street and are available for inspection during regular business hours. They are also posted on the Town's website at <http://www.townofholliston.us/planning-board> All interested parties are encouraged to attend the hearing and/or submit written commentary.

David Thorn, Chairman

ARTICLE FOR TOWN MEETING

ARTICLE : To see if the Town will vote to amend Section II-B of the Zoning By-Laws to modify the zoning map to reflect recommendations of Downtown Corridor Plan in the area from the Highland and Washington Street intersection easterly to the Woodland and Washington Street intersection (Town of Holliston Zoning Map: May, 2017)

or take any action relative thereto.

Sponsor: Planning Board

This article is submitted in accordance with a vote of the Planning Board taken at a meeting held on January 12, 2017.

Karen Sherman
Town Planner

ARTICLE FOR TOWN MEETING

ARTICLE : To see if the Town will vote to amend the Town of Holliston Zoning By-Laws by deleting the entirety sub-section 4 from Section IV-A(4) as it is in conflict with/more liberal than GL 40A, s. 6;

or take any action relative thereto.

Sponsor: Planning Board/Zoning Board of Appeals

This article is submitted in accordance with a vote of the Planning Board taken at a meeting held on January 12, 2017 and a vote of the Zoning Board of appeals on January 18, 2017.



Karen Sherman
Town Planner

PETITION FOR ARTICLE FOR TOWN MEETING

The undersigned registered voters of the Town of Holliston request that the following article be placed in the warrant for the next town meeting scheduled to commence on 2009 FEB 27

Article: To see if the Town will vote to See "Article for Town Meeting"
Save it Section E-D Prohibited Uses (1) as stated

or take any action relative thereto.

SIGNATURE	ADDRESS	PRECINCT
<u>[Signature]</u>	<u>41 Winter St.</u>	<u>3</u>
<u>[Signature]</u>	<u>1 Royal Tr</u>	<u>3</u>
<u>[Signature]</u>	<u>242 LORLAND ST</u>	<u>3</u>
<u>[Signature]</u>	<u>" "</u>	<u>3</u>
<u>Ellen Ireland</u>	<u>101 Marilyn St</u>	<u>3</u>
<u>R. Douglas Ireland</u>	<u>101 Marilyn St</u>	<u>3</u>
<u>Kylie Ireland</u>	<u>101 Marilyn St</u>	<u>3</u>
<u>[Signature]</u>	<u>31 Noel Dr</u>	<u>3</u>
<u>[Signature]</u>	<u>31 Noel Dr</u>	<u>3</u>
<u>[Signature]</u>	<u>17 Norland St</u>	<u>3</u>
<u>[Signature]</u>	<u>17 Norland St.</u>	<u>3</u>
<u>[Signature]</u>	<u>12 Partridge way</u>	<u>4</u>

Note: Ten signatures are required for an annual town meeting; one hundred are required for a special town meeting. It is recommended that more than the minimum number of signatures be acquired and submitted.

ARTICLE FOR TOWN MEETING

ARTICLE To see of the Town will vote to amend the Town of Holliston Zoning By-Laws at Section I-D Prohibited Uses (1) as follows:

1. In any district no use will be permitted which will produce a nuisance or hazard from fire or explosion, toxic or corrosive fume, gas, smoke, odors, obnoxious dust or vapor, harmful radioactivity, offensive noise or vibration, flashes, objectionable effluent or electrical interference which may affect or impair the normal use and peaceful enjoyment of any property, structure, or dwelling in the neighborhood. Neither shall there be permitted any use which discharges into the air, soil, or water any industrial, commercial or other kinds of wastes, petroleum products, chemicals or pollutants unless the same are so treated before discharge as to render them harmless to life or vegetation of any kind.

In addition, the following uses are expressly prohibited in all zoning districts:

- 1. Commercial slaughtering;*
- 2. Fat rendering or glue and gelatin manufacture;*
- 3. Cement, lime, and gypsum manufacture;*
- 4. Fertilizer manufacture;*
- 5. Asphalt and concrete batching plants;*
- 6. Petroleum and kerosene refining or distillation and derivation of by-products.*
- 7. Reclamation and re-processing of asphalt and/or concrete;*
- 8. Commercial gravel, loam, sand or stone processing and removal; and*
- 9. Outdoor storage of materials and parking of vehicles and equipment not associated with a business operated in a building on the premises.*

or take any action relative thereto.