



TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

(508) 949-3800 x4010

www.webster-ma.gov

planning@webster-ma.gov

PLANNING BOARD

REC'D WEBSTER TOWN CLERK
APR 11 '23 AM 11:09

WEBSTER PLANNING BOARD NOTICE OF PUBLIC HEARING

In accordance with the Massachusetts General Laws Chapter 40A Section 5, the Webster Planning Board will conduct a public hearing on Thursday, May 4, 2023 at 6:30 p.m. in the Board of Selectmen Meeting Room, Webster Town Hall, 350 Main Street, Webster, MA. The Planning Board will review proposed amendments to the Town of Webster Zoning By-law as follows:

- Amendment to Article IV, Section 650-14 – District 1 Single Family Residential, Section C, Setback Building Lines by deleting the following language: however, if the existing buildings within 600 feet on either side of the lot in question are set back to a greater or lesser distance than the set-back provided in this bylaw the allowable set-back shall not be nearer than the average set-back of all existing buildings within 600 feet on either side of the lot in question.
- Amendment to Article IV, Section 650-15 – District 2 Agricultural Single Family Residential, Section D, Setback Building Lines by deleting the following language: however, if the existing buildings within 300 feet on either side of the lot in question are set back to a greater or lesser distance than the setback provided in this bylaw, the allowable set-back shall not be nearer than the average set-back of all the existing buildings within 300 feet on either side of the lot in question.
- Amendment to Article IV, Section 650-16, District 3 Multiple Family Residential, Section C, Setback Building Lines by deleting the following language: however, the same allowance may be made regarding the adjacent building as applies to the Residence 1 Districts.
- Amendment to Article IV, Section 650-18, District 5 Business Districts, Section B, Setback Building Lines by deleting the following language: however, if the existing buildings within 300 feet on either side of the lot in question are set-back to a greater or lesser distance than the set-back provided in this bylaw, the allowable set-back shall not be nearer than the average set-back of all the existing buildings within 300 feet on either side of the lot in question.
- Amendment to Article IV, Section 650-21, District 7 Lake Residential, Section C, Setback Building Lines by inserting the following language (**in BOLD**) and deleting the following language (strikethrough) or take any action relative thereto, as follows:

Set-Back Building Lines. In any Lake **Residential** District, no part of any enclosing wall shall be nearer than 20 feet to the exterior line of any street. ~~; however, if the existing buildings within 300 feet on either side of the lot in question are set back to a greater or lesser distance than the set back provided in the bylaw, the allowable set back shall not be nearer than the average set back of all existing buildings within 300 feet on either side of the lot in question. set back of all existing buildings within 600 feet on either side of the lot in question.~~ **No structure shall be located nearer than 10 feet to the side or rear lot lines.**

A copy of the revised by-laws may be reviewed at the office of the Town Clerk, Webster Town Hall, 350 Main Street, Webster, MA, during normal business hours. Materials can also be viewed on the Town of Webster website (www.webster-ma.gov) at the Planning Board webpage. All persons, parties or corporations interested therein may appear and be heard in relation thereto.

For the Webster Planning Board

Ann Morgan, Director of Planning & Economic Development



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In accordance with the Massachusetts General Laws Chapter 40A Section 5, Webster Planning Board will conduct a public hearing on Thursday, May 4, 2023 at 6:30 p.m. in the Board of Selectmen Meeting Room, 2nd Floor, Webster Town Hall, 350 Main Street, Webster, MA. The Planning Board will review a citizen's petition to change and amend the Town of Webster Zoning Map referenced in Section 650-13 of the Webster Zoning By-law as follows:

“To see if the Town will vote to amend the Webster Zoning Bylaws and Zoning Map so as to change the zoning district from General Business B-5 to Agricultural – Single Family Residential (A.S.F.R.), for all property as shown on the attached segment of the Town of Webster Zoning Map attached hereto and incorporated herein, being all land westerly of the centerline of Thompson Road to the westerly line of Route 395 and northerly of the existing district boundary line to the northerly most corner of Assessor's Map lot no. 33-A-1-0. The purpose of the proposed zoning amendment is to expand the current A.S.F.R. District along Thompson Road; or take any action in relation thereto.”

A copy of the map of the proposed changes may be reviewed at the office of the Town Clerk, Webster Town Hall, 350 Main Street, Webster, MA, during normal business hours. Materials can also be viewed on the Town of Webster website (www.webster-ma.gov) at the Planning Board webpage. All person's parties or corporations interested therein may appear and be heard in relation thereto.

For the Webster Planning Board
Ann Morgan, Director of Planning & Economic Development



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WEBSTER PLANNING BOARD NOTICE OF PUBLIC HEARING

Pursuant to M.G.L. Chapter 40A, Section 5, the Webster Planning Board will hold a Public Hearing on **Thursday, May 4, 2023 at 6:30 p.m.** to consider an Article on the Warrant for the Annual Town Meeting to be held on May 8, 2023, to see if the Town will vote to replace the language in Section 650-22 District 8, Floodplain with new language. The proposed new language seeks to ensure compliance with the new requirements of the Federal Emergency Management Agency (FEMA) and the Commonwealth of Massachusetts.

The meeting will be held in the Board of Selectmen Meeting Room, Webster Town Hall, 350 Main Street, Webster. All persons, parties, or corporations interested therein may appear and be heard in relation thereto. A full copy of the proposed language may be reviewed at the office of the Town Clerk and in the Planning & Conservation Department, Webster Town Hall, 350 Main Street, Webster, MA, during normal business hours. Materials can also be viewed on the Town of Webster website (www.webster-ma.gov) at the Planning Board webpage.

For the Webster Planning Board
Ann Morgan, Director of Planning & Economic Development