



TOWN OF WEBSTER PLANNING BOARD

350 Main Street, Webster, Massachusetts 01570

Phone: (508) 949-3800, Extension 1002, Fax: (508) 949-3888

Webster Planning Board Public Hearing Notice

In accordance with the provisions of Chapter 40A, Section 5, M.G.L., the Webster Planning Board will hold a public hearing on Monday, November 24, 2014 at 7:30 p.m. in the Basement Conference Room of the Webster Town Hall, 350 Main Street, Webster, Massachusetts to discuss the following proposed zoning bylaw amendments:

Article 2: To see if the Town will vote to amend the Town's Zoning Bylaw by deleting the text of Section 650-90 paragraphs D. (1), E. (2) and (5), F. (2), and I. in their entirety and inserting in place thereof the following text and deleting paragraph J. in its entirety.

D. Eligible Locations for Medical Marijuana Facilities.

- (1) Medical Marijuana Facilities, other than agricultural operations meeting exemption standards under Chapter 40A, Section 3, may be allowed by Special Permit granted by the Webster Board of Selectmen in Zoning District 4, provided the Medical Marijuana Facility shall not be sited within a radius of five hundred (500) feet of a school, daycare center, or any facility in which children commonly congregate. The 500-foot distance under this section is measured in a straight line from the nearest point of the facility in question to the nearest point of the building within which the Medical Marijuana Facility is located. The lot on which said Facility is located shall have a minimum lot size of ten (10) acres.

E. General Requirements and Conditions for all Medical Marijuana Facilities.

- (1) No Medical Marijuana Facility shall have a gross floor area of less than 2,500 square feet or in excess of 25% of total parcel area.
- (4) The hours of operation of Medical Marijuana Facilities shall be set by the Special Permit Granting Authority, but in no event shall said Facilities be open between the hours of 8:00 P.M. and 6:00 A.M.
- (5) Each permitted Medical Marijuana Facility shall be permitted for one of the uses in Article F. (2).

- I. A special permit granted under this Section shall have a term limited to the duration of the applicant's ownership duration of the applicant's ownership of, or leasehold interest in, the premises.

Article 3: To see if the Town will vote to amend the Town's Zoning Bylaw by deleting the text of Article 650-21 D., in its entirety and inserting in place thereof the following text:

- D. No structure shall be located nearer than 10 feet from the side lot lines. No structure shall be located nearer than 10 feet from the rear lot line except where the rear lot line is coincidental with the lake line. In those instances, boat houses, docks, and wharves may be located directly on the coincidental lake line/rear lot line.

Complete text of the proposed zoning bylaw article amendments are available for inspection on the Town web site, www.webster-ma.gov, in the Office of the Town Clerk the Office of Town Planner/Engineer, Webster Town Hall, 350 Main Street, Webster, Massachusetts between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday, and 8:30 a.m. to 12:00 noon on Friday. Any person interested or wishing to be heard on the proposed zoning amendments should appear at the time and place designated.

For the Webster Planning Board
Meagen P. Donoghue, MRP, Planner/Clerk
11.9.2014 & 11.16.2014