



**TOWN OF SOMERSET  
MEETING NOTICE**

Received \_\_11/4/16\_\_ Time: 2:30 PM\_\_  
Posted \_\_11/4/16\_\_ Time: 4:00 PM\_\_  
\_\_\_\_\_  
*K. Maiato*  
Assistant Town Clerk

**Name of Board or Committee:** Somerset Planning Board  
**Date & Time of Meeting:** **Tuesday, November 8, 2016 @ 6:00 PM**  
**Location of Meeting:** Council on Aging Building – 115 Wood Street, Somerset, MA

John Toulan – November 4, 2016  
**Clerk/Board Member posting notice & date**

**AGENDA / LIST OF TOPICS**

Pursuant to M.G.L., chapter 40A, section 5, notice is hereby given that the Somerset Planning Board will conduct public hearings on the following proposed amendments to the Somerset Zoning By-law on Tuesday, November 8, 2016, starting at 6:00 PM at the Council on Aging Building, 115 Wood Street, Somerset, MA:

**1. Call to Order: 6:00 PM ANNOUNCE THAT MEETING IS BEING RECORDED**

**2. Correspondence:**

**3. Public Hearings:**

- 1. An article proposing an amendment to the Somerset Zoning By-law by making changes to section 6.10 (Planned Development) as follows:

By deleting the existing language in the first sentence of section 6.10.1, which presently reads:

For the purposes of this By-law, planned development shall mean the following uses in any district other than a Light Industrial or Limited Business District:

And replacing it with the following:

For the purposes of this By-law, planned development shall mean the following commercial and industrial uses other than in a Light Industrial or Limited Business District:

And by adding the following new subsections d, e, and f after the existing provisions in section 6.10.1:

- d. Use of a lot where there is construction, exterior alteration or expansion, or change of use involving more than five hundred square feet;
- e. Construction, expansion or relocation of a parking lot, the relocation of existing parking spaces or the relocation of any site entrance;
- f. Any new use that is accessory to the principal use.

- 2. An article proposing to amend the provisions of section 2.0 (Definitions) by adding the following new definition to the By-law:

Lot Width. Lot width is defined as the distance between the sidelines required allowing a circle to be placed between the sidelines. The required circle shall be tangential to the frontage of a given lot and shall be entirely contained within the lot boundaries. For lot frontage requirements of 100 feet, the circle diameter shall be 80 feet.

And, by making the following changes to section 5.2 (Table of Dimension Requirements):

--Add "See Note 6" to the table in the horizontal column labeled "Minimum Frontage in Feet" under each category with a 100-foot frontage requirement.

--After the Table, under the heading "Notes", add a new Note 6 as follows:

- 6. With regards to lots with a required frontage of 100 feet, see "Lot Width" definition.

**4. Planned Developments:**

- 5. **Form A:** 1. Application filed by Louis Fayan for property located at 60 Foley Avenue (Assessor's Map - B-2, Lots 206, 207 & 208).

- 2. Application filed by Louis Fayan for property located at Mt. Vernon Avenue and Harold Avenue (Assessor's Map – B-5, Lots 339 and 340).

**6. Invoices:**

- 7. **Minutes of the Planning Board's Meeting: PROPOSED VOTE:** : To waive the reading of the minutes of the October 25, 2016, meetings of the Somerset Planning Board and approve as circulated, if available.

**8. New Business:**

**9. Topics not reasonable anticipated by the Chair 48 hours in advance of the meeting**

**10. Old Business:**

**11. Other:**