



TOWN OF WEBSTER
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PLANNING BOARD

NOTICE OF PUBLIC HEARING

The Town of Webster Planning Board will conduct a public hearing on Monday, September 27, 2021 at 6:30 p.m. in the Board of Selectmen Meeting Room, Webster Town Hall, 350 Main Street, Webster, MA. In accordance with the Massachusetts General Laws Chapter 40A Section 5, The Zoning Act, you are hereby being notified of a Public Hearing to amend the **Town of Webster Zoning By-law** as follows:

Section 650-21.C. District 7, Lake Residential - Setback Building Lines. Amend Section C by deleting language (strikethrough) and adding language (in bold) as follows:

In any Lake District, no part of any ~~enclosing wall~~ **structure** shall be nearer than 20 feet to the ~~exterior line of any street~~ **front lot line**; however, if the ~~existing buildings~~ **arithmetic mean set-back of the structure nearest to the exterior line of any street front lot line** within each lot less than 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~~ **may** not be nearer than the ~~average~~ **arithmetic mean set-back of the all existing buildings structure** nearest to the ~~exterior line of any street~~ **front lot line within each lot** ~~within~~ less than 300 feet on either side of the lot in question.

Section 650-32 - Frontage - Amend the first sentence to delete language (strikethrough) and add language (in bold) as follows:

No building to be occupied in any part ~~for~~ **of** a residential ~~purpose~~ **zone** shall be constructed on any lot or part of a lot, unless such lot or part has frontage of not less than 50 feet on a public street or an open and unoccupied private way shown on an approved subdivision plan leading to a public way.

Table of Dimensional Requirements, Section 650, Attachment 2:

Amend Language of Notation *1 by deleting language (strikethrough) and adding language (in bold): *1 The minimum width at the building line shall be ~~100~~ **50** feet in all residential zones **in accordance with Section 650-32.**

Add new language above the Table: **Please refer to all District Regulations for additional information and requirements.**

Amend Language of Notation *3 by deleting language (strikethrough) and adding language (in bold): *3 ~~Residence Use Conform to Res. 3~~ **Residential Uses - Please refer to Section 650-16: District 3 Regulations.**

Add new notation *4; Add new language *4 **Setback building lines to conform to District Regulations.**

Add new language above the Table: **Please refer to all District Regulations for additional information and requirements.**

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 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

REC'D WEBSTER TOWN CLERK
SEP 14 '21 AM 10:26