

Notice of Meeting/Hearing

Inhabitants of the Town of Northfield, you are hereby notified there will be a meeting of the:

Planning Board

Board/Committee Name

Town Hall 69 Main St

11/17/2021

4:00pm

Location: ~~Northfield Town Hall~~ Zoom
check for available space before posting

Date

Time

Submitted by:

[Handwritten Signature]
Signature

Town Clerk received:



Except in an emergency, public bodies shall file meeting notices with the Town Clerk sufficiently in advance of a public meeting to permit posting of the notice at least 48 hours in advance of the public meeting, excluding Saturdays, Sundays and legal holidays, in accordance with M.G.L. c. 30A, § 20. In an emergency, the notice shall be posted as soon as reasonably possible prior to such meeting.

The Town Clerk's regular hours are: Mon., Tue. & Thu. 8am-4pm; Wed. 8am-noon. Closed Friday.

Agenda

Town of Northfield

Pursuant to G.L. c. 40A, s.5, the Northfield Planning Board will hold a public hearing at 4:00 p.m. on November 17, 2021, Northfield Town Hall 69 Main St. Northfield, MA/Selectboard meeting room and ZOOM on a proposed revision of the Northfield Zoning Bylaw to renumber and recaption the Zoning Bylaw of the Town by (a) designating the Zoning Bylaw as Chapter 200 of the Code of the Town of Northfield; (b) renumbering each section and subsection of the bylaw accordingly; (c) inserting article and section titles; and (d) updating internal references to reflect the new numbering system, and adopt the following changes to the Zoning Bylaw

§ 1. Acceptance of renumbering of regulations: The Application Review Fees and Subdivision of Land Rules and Regulations of the Planning Board, as renumbered, revised and codified as Chapter 304 and Chapter 315, respectively, of the Code of the Town of Northfield. § 3. Changes in previously adopted regulations: The following changes, amendments or revisions are made herewith, to become effective upon the effective date of enactment. (Chapter and section number references are to the regulations as they have been renumbered and appear in the Code.)

A. References to the Massachusetts Department of Public Works are amended to the Massachusetts Department of Transportation.

B. References to the Board of Selectmen are amended to "Selectboard."

C. Section 315-3.1B is amended as follows:

Where the physical condition or width of a public way from which the lots shown on the plan have their access is considered by the Board to be inadequate either to provide for emergency services or to carry the traffic which is expected, in the opinion of the Board, to be generated by such lots, the Board shall determine that the plan does not require approval under the Subdivision Control Law.

D. Section 315-3.2A is amended to add the following: "In the case of a nonresidential subdivision, a preliminary plan is required."

E. Section 315-3.5C is amended as follows: "A certification, giving the date the actual survey was made on the ground, and that such was made in accordance with applicable Northfield Subdivision Regulations, shall be submitted."

As set forth in the Final Draft of the Code of the Town of Northfield dated November 1, 2021 on file with the Town Clerk.

Join Zoom Meeting

<https://us06web.zoom.us/j/83669872867>; Meeting ID: 836 6987 2867