



## **CANTON PLANNING BOARD**

*Members:*

*Jeremy J. Comeau, Chairman  
Thomas C. Scully, Vice Chairman  
Michael Mitcheroney, Clerk  
George Jenkins, Member  
Robert Panico, Member*

**AGENDA  
PLANNING BOARD MEETING  
WEDNESDAY, FEBRUARY 8, 2017  
SALAH MEETING ROOM  
TOWN HALL  
801 WASHINGTON STREET  
7:00 P.M.**

**CONTINUED HEARING:**

**( 1 ) #110-#140 INDIAN LANE (Top Notch Development, LLC), a** Special Permit Application seeking approval of an eight (8) lot flexible development ANR residential subdivision as shown on Assessors Map 100, Parcels 16, 162-165 located in the Single Residence "AA" District (Paul Brodmerkle, Site Design)

**SCHEDULED HEARINGS:**

**( 2 ) Article ( ) – (PROCEDURES) ACCESSORY APARTMENTS** – To consider amending Section 8.1.5 (3)(Procedures) Accessory Apartment of the Canton Zoning By- by striking in its entirety the second sentence and substituting the following in its place.  
(Board of Selectmen)

**( 3 ) Article ( ) - (LAPSE) OF THE ZONING BY-LAWS** – To see if the Town will Vote to Amend Section 10.5.14 (Lapse) of the Zoning By-Laws to see if the Town will vote to amend Section 10.5.14 ("Lapse") of the Canton Zoning By-Laws to STRIKING the words "one (1) year" and substituting in their place the words "two (2) years;" or take any other action related thereto. (Board of Selectmen)

**( 4 ) Article ( ) - (BOARD COMPOSITION ARTICLE)** - To see if the Town will Vote to Amend the Canton Zoning By-Law Section 10.7.14 to Amend a Portion of the Board Composition to correct the "CANTON DOWNTOWN BUSINESS ASSOCIATION" to "CANTON ASSOCIATION OF BUSINESS AND INDUSTRY". (Planning Board)

**( 5 ) Article ( ) - (BUILD FACTOR)** - To see if the Town will Vote to Amend the Canton Zoning By-Law, by deleting section 4.2.1, Build Factor and renumbering Sections 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7 appropriately, or to take any other action related thereto.  
(Planning Board)

**( 6 ) Article ( ) - (GROUNDWATER PROTECTION ZONE)** – To see if the Town will Vote to Amend the Zoning Map of the Town of Canton, Massachusetts to expand the groundwater protection zone to include those parcels identified by the state as a Zone II Public Water Supply Well Head Area. Said parcels are described in a map on file in the office of the Town Clerk, or take any action related thereto. (Planning Board)

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**(7) Article ( ) - (DOWNZONE PRIVATE GOLF COURSES)** – To see if the town will vote to amend the zoning map of the Town of Canton, Massachusetts to downzone private golf courses currently zoned as SR-A to a lower density of SR-AA (Zoning by-law 4.1.4). This would include the following parcels of land: the Milton-Hoosic, Blue Hills, Wompatuck, and Brook Meadow Golf Courses (within the boundaries of Canton). Said parcels of land are described in the Board of Assessors' maps as Map 67 Lot 1, Map 48 Lot 1, Map 77 Lot 1, and Map 5 Lot 27. (Planning Board)

**(8) Article ( ) - (DEFINITIONS OF MANUFACTURING AND SCIENTIFIC OR RESEARCH LABORATORY)** – To see if the Town will Vote to Amend Section 11.0 of the Zoning By-Laws as follows or to take any other action related thereto as it relates to the definitions of manufacturing and scientific or research laboratory definitions. (Planning Board)

**(9) Article ( ) - (OFF-STREET PARKING)** - To see if the Town will Vote to Amend Section 6.1 Off-Street Parking as follows or take any other action related thereto in order for the Zoning By-Laws to be consistent with best Stormwater Management Practices (NEPRWA, 2013) and Canton's Stormwater Master Plan (2014). (Planning Board)

**(10) Article ( ) - (SPECIAL REQUIREMENTS FOR REGISTERED MARIJUANA ESTABLISHMENTS)** – To see if the Town will Vote to Add Zoning By-Law Section 7.8 in the following form: **“7.8 Special Requirements for Registered Marijuana Establishments – Not Medically Prescribed”**. (Planning Board)

**(11) Article ( ) - (TABLE OF USE REGULATIONS, SECTION F)** – To see if the Town will Vote to Amend the Zoning By-Laws, Table of Use Regulations, Section F Commercial and Office Uses by changing “N” to “Y” under the LI and LI(B) columns in the row for “Trade Shop” or to take any other action related thereto. (Planning Board)

**(12) Article ( ) - (REZONING MASSACHUSETTS AUDUBON SOCIETY AND TRUSTEES OF THE RESERVATION LANDS)** – To see if the Town will Vote to Amend the Zoning Map of the Town of Canton, Massachusetts to rezone the lands of the Massachusetts Audubon Society and Trustees of the Reservation from SR-A and SR-C (Audubon) and SR-AA (Trustees) to PROSD (Public Recreation and Open Space). Said parcels of land are described in the Board of Assessors' List by Map and Lot number. (Planning Board)

**(13) Article ( ) - (REZONE PUBLIC CONSERVATION LANDS)** – To see if the Town will Vote to Amend the Zoning Map of the Town of Canton, Massachusetts, to rezone the public conservation lands of the Department of Conservation and Recreation, Trustees of the Reservation, and Town of Canton within the Zone II public water supply well head area to PROSD. (Planning Board)

### **GENERAL BUSINESS:**

**(14) Friends of Blue Hills – Support for Safer Crossing of Routes 138 and 28 at the Skyline Trail**

**(15) Review & Approval of Minutes.**

**Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting.**

**Next Meeting: FEBRUARY 15, 2017**