

TOWN OF GRANBY
LEGAL NOTICE OF PLANNING BOARD PUBLIC HEARING
RELATIVE TO PROPOSED ZONING BYLAW AMENDMENTS

Pursuant to the provisions of M.G. L., Chapter 40A, Section 5, and M.G.L., Chapter 41, Section 81Q and the Bylaws of the Town of Granby, the Planning Board of the Town of Granby will hold a public hearing to present and discuss proposed amendments to the Granby Zoning Bylaws and Zoning Map. The public hearing will held as follows:

Place: Senior Center, 10 B West State Street, Granby MA 01033

Date: February 27, 2014

Time: 7:00 PM

The subject matter of the proposed Zoning amendments are as follows:

1. Amending the Granby Zoning Bylaw by:
 - adopting a new Section 4.4 - Mixed Use Development Overlay District
 - adopting a new Section 4.5 - Business Park Overlay District
 - adopting a new Section 4.6 - Professional Office Overlay District
 - adopting a new Section 5.10 - Village Center District
 - adopting a new Section 5.11 - Age Restricted Housing Community
 - revising Section 2.0 - Types of Districts
 - revising Section 3.0 - Table 1 Schedule of use Regulations
 - revising Section 3.3 - Table 2 Table of Dimensional and Density Regulations
 - revising Section 5.5 Sign Bylaw
 - reclassifying the General Business-2 (GB-2) and Municipal (MD) Districts and all references thereto

2. Amending the Granby Zoning Map by:
 - creating a new Mixed Use Development Overlay District along both sides of portions of W. State St., the north side of a portion of E. State St., and the north side of a portion of New Ludlow Rd.
 - creating a new Business Park Overlay District along the south side of a portion of New Ludlow Rd.
 - creating a new Professional Office Overlay District along both sides of E. State St., running parallel to E. State St. to a depth of 500 feet deep, from approximately Lyman St. easterly to the Belchertown town line
 - creating a new Mixed Use Village Center District along both sides of a portion of State St. and E. State St.
 - reclassifying all of the Municipal District (MD) by rezoning it to the Residential Single Family and Village Center Districts
 - rezoning all of the existing General Business-2 District to the General Business District
 - revising the General Business District setback along W. State Street to the rear lot line not to exceed a depth of 1000 feet

- rezoning some of the existing businesses on E. State St. from Residential Single Family (RS) to General Business (GB)

The complete texts and maps relative to the proposed amendments are available for inspection during regular business hours (9:00 a.m.-3p.m. Monday-Thursday, and 9:00a.m.-noon Fridays.) at the Selectmen's Office, Senior Center Building-2nd Floor, 10-B West State Street, Granby, MA, 01033.

Anyone wishing information and/or to be heard on this matter should appear at the time and place designated.

Pamela Desjardins, Chair
GRANBY PLANNING BOARD
Publication: Reminder February 7, & 14, 2014