

# LEGAL NOTICE

## *PUBLIC HEARING- PROPOSED ZONING BY-LAW AMENDMENTS– TOWN OF SWAMPSCOTT PLANNING BOARD*

Notice is hereby given that pursuant to M.G.L. Chapter 40A, Section 5 the Planning Board of the Town of Swampscott will hold a virtual public hearing to discuss the proposed amendments to the Town of Swampscott Zoning By-law and Zoning Map. The virtual public hearing will be held on MONDAY, MAY 8, 2023, at 7:00 PM via Microsoft Teams, via the following link: <https://bit.ly/planningboard501>

At the public hearing, the Planning Board will consider the following amendments to the Town's Zoning By-law and Zoning Map and members of the public and interested parties will be given the opportunity to heard regarding these proposed amendments:

Amend the Swampscott Zoning By-Law and Zoning Map to add and establish a new Overlay District, being the Hadley School Overlay District allowing for a Hotel and accessory uses on the property located at 24 Redington St. being Assessor's parcel 2-27, and including without limitation regulations pertaining to the purpose, scope, authority and establishment, and delineation of the overlay district, and to re-number the Table of Contents and Zoning By-Law accordingly, or take any action relative thereto.

Amend the Swampscott Zoning By-Law and Zoning Map to add and establish a new section, §4.12.0.0. *Regulations Pertaining to Multi-Family Buildings containing more than 8 dwelling units in the Residence B-4 District including without limitation subsections concerning the purpose; definitions; permitted uses; dimensional, parking, loading, stormwater, inclusionary zoning and landscaping requirements; noise regulations, a plan approval process and requirements; administrative procedures; time limits; appeals fair housing requirements; an effective date and severability.* Amend the following sections of the Zoning By-law relative to this use: §2.2.1.0. *General*; §2.3.2.0 *Table of Uses*; §2.2.5.0 *Non Residential Accessory Uses*; §2.2.10.1. regarding property redevelopment; §2.3.4.5. *Multiple Principal Structures*; §2.3.8.0 *Additional Regulations*; §3.2.1.0. *Number of Spaces*; §3.1.6.0. *Off-Street Loading*; §3.2.4.2. *Signs in the B-3, B-4, and I Districts*; §4.4.0.0. *Regulations Pertaining to Specific Uses*; and §5.2.2.0 *Board of Appeals*. Amend the Zoning Map to rezone Assessor's parcels 17-9E, 17-9F, 17-10A, and 17-10B from the Business B-3 District to the Business B-4 District and to re-number the Table of Contents and Zoning By-Law accordingly, or take any action relative thereto. To the extent necessary, additional sections of the Zoning By-law may be amended relative to this multi-family use.

The complete text and maps relative to the proposed amendments are available for inspection at the Office of Community Development, Town Hall, 22 Monument Avenue, Swampscott, during normal business hours, which are Monday, Tuesday, Thursday from 8:00 AM to 5:00 PM and Wednesday from 8:00 AM to 7:00 PM and on the Town website using this link <http://swampscottma.gov/planning-board>

Lynn Daily Item: April 24 & May 1, 2023