

# CITY OF NEWBURYPORT



## NOTICE OF JOINT PUBLIC HEARING PLANNING BOARD AND CITY COUNCIL PLANNING & DEVELOPMENT COMMITTEE

Notice is hereby given pursuant to Massachusetts General Laws Chapter 40A, Section 5 (The Zoning Act) and the Newburyport Zoning Ordinance, Section XXII-B (Adoption and Amendment), that the Newburyport Planning Board and City Council (acting through its Planning & Development Committee) will hold a Joint Public Hearing on Wednesday, June 2, 2021 at 7:00 p.m. Said hearing shall be located either in the City Hall Auditorium at Newburyport City Hall, 60 Pleasant Street, Newburyport, MA 01950 or online via remote participation with confirmation and access information to be posted on the City Website meetings calendar at [www.cityofnewburyport.com/calendar](http://www.cityofnewburyport.com/calendar) . All interested parties should look to the meetings calendar on the City website as the hearing date approaches for confirmation of details.

The purpose of this Public Hearing is to present, and hear testimony and comment from interested persons relative to, proposed amendments and additions to the Zoning Ordinance for the City of Newburyport, said amendments being submitted to the City Council for consideration on May 10, 2021. After the Public Hearing the Planning Board will, as required by law, vote its recommendations on each proposal and report them back to the full City Council.

There is one (1) proposed ordinance amendment. A summary is provided below. Copies of the full text of such ordinances and maps thereof are available for review by interested parties on the City website and in the Offices of the City Clerk and Office of Planning & Development (City Hall, 60 Pleasant Street, Newburyport, MA 01950) during regular business hours. Questions regarding these ordinances may be directed to the Director of Planning & Development, Andrew R. Port, at (978) 465-4400.

### Summary of Proposed Zoning Ordinance Amendment (ODNC076 05 10 2021):

- 1: Section II-B: Alter, and add new, definitions.
- 2: Section VI-B: Add clarifying language regarding lot size requirements within the Agricultural/Conservation District.
- 3: Section VI-F: Alter, and clarify, yard and setback requirements.
- 4: Section VI-I: Alter, and clarify, exceptions to maximum height regulations.
- 5: Section VI-J: Alter, and clarify, the requirements for traffic visibility across corners.
- 6: Section VI-M: Alter, and clarify, the requirements and allowances for business or industry awnings.
- 7: Section X-B: Update language regarding Administrative officials.
- 8: Section X-C: Update language regarding Duties of the inspector of buildings and of the zoning administrator.
- 9: Section X-D: Add a new provision regarding submission of complete applications.
- 10: Section X.H: Update the term of Special Permits to comport with the Zoning Act (MGL Chapter 40A).
- 11: Section XI-J: Update provision for review and enforcement of conformance with performance standards.
- 12: Section XII-B: Update language relative to the adoption and amendment of zoning ordinances.
- 13: Section XXII: Delete the Section entitled Federal Street Overlay District (FSOD).
- 14: Section XXV: Delete the Section entitled Towle Complex Redevelopment Overlay District (TCROD).
- 15: Section XXVII-F: Update "Procedure and criteria" section of the Downtown Overlay District (DOD)
- 16: Section XXVIII-D: Update definitions, including "Demolition, to demolish" and "Demolition of a building or structure".
- 17: Section XXVIII-E: Add new language relative to the documentation required to support an application:

NEWBURYPORT PLANNING BOARD

Bonnie Sontag, Chair

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