

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, November 15, 2023 at 7:00 p.m. Said hearing will be located in the function hall at the Senior/Community Center, 331 High Street, Newburyport, MA 01950 and with "remote" online access via Zoom (*a.k.a. a "hybrid" public meeting*). All interested parties should look to the City Website meetings calendar (www.cityofnewburyport.com/calendar) as the hearing date approaches for confirmation of location and access 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 October 30, 2023. 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 zoning 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 Amendments:

1. **ODNC00xxx_10_30_2023** Zoning Amendment – Update Multifamily use definition, and map change at State & High Street: The proposed zoning change would update the definition for Multifamily use to permit a combination of smaller structures rather than mandating a single larger structure, and rezone the following parcels of land from HSR-A to R3: (a) 107 State Street (Assessors Map/Lot 33-43) and (b) 95 High Street (Assessors Map/Lot 33-42).

NEWBURYPORT PLANNING BOARD

Rick Taintor, Chair

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