



**Town of Sterling
Planning Board**
1 Park Street
Sterling, MA 01564
Telephone: 978-422-8111 extension 2320

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TOWN OF STERLING
TOWN CLERK

STERLING PLANNING BOARD
PUBLIC HEARING NOTICE
ZONING AMENDMENTS

Per MGL, Ch. 40A, §5, the Sterling Planning Board will hold a public hearing on Thursday, March 25, 2021 starting at 6:30 PM, to consider proposed amendments to the Protective Bylaws (Zoning Bylaws) and Zoning Map. This hearing will be conducted via remote participation. To attend and participate in this public hearing via computer/ tablet/ smartphone, visit www.zoom.com, click Join a Meeting, and enter Meeting ID: 990 517 4623, passcode 1Stpark1. To participate via telephone, dial 1-929-205-6099 and enter preceding Meeting ID and use Passcode: 97320585. If you are unable to participate by those means, but would like to comment or have questions, or would like to request text of the proposed amendment, please email dtaasciore@sterling-ma.gov or call 978-422-8111 x2332.

The subject matter of the proposed amendments are as follows:

1. To amend the following regarding Aquifer and Water Resource Protection District/Groundwater Protection Districts:
 - a. To amend the Protective Bylaws and Zoning Map by deleting the Aquifer and Water Resource Protection District Overlay Map and replace it with the proposed Groundwater Protection Districts Overlay Map, dated March 2021.
 - b. Article 4, Section 4.7.3, by deleting the words "Aquifer and Water Resource Protection Districts" and replacing it with "Groundwater Protection Districts."
 - c. Article 4, Section 4.7.5.2(b)(i), by deleting the words "Aquifer and Water Resource Protection Districts By-law 4.6.5(c)" and replacing it with "Groundwater Protection Districts."
 - d. Article 4, Section 4.7.5.2(d), by deleting the words "Aquifer and Water Resource Protection Districts By-law" and replacing it with "Groundwater Protection Districts."
2. To amend Article 2, Section 2.4.5 Display Setback by deleting the size requirement of over two square feet in area, to remove the word "front" and to replace the word "devises" with "any such presentment."
3. To amend Article 3, Section 3.1 Signs by including additional subsections pertaining to the location of signs over two square feet from the lot lines and to allow a Special Permit by the Zoning Board of Appeals to deviate from said requirements.
4. To amend the following regarding Earth Removal:
 - a. Article 2, Section 2.3.1.D. Table of Principal Uses by deleting Use #7 Earth Removal;
 - b. Article 5, Definitions by deleting the definition for Earth Removal;
 - c. Article 6, Section 6.2 Board of Appeals by deleting subsection 6.2.2.2.a.4.
5. To amend Article 2, Section 2.3.1 Table of Principal Uses, as follows:
 - a. Use B.3., rename to "Family child care home, large family child care home";
 - b. Use B.4., allow by-right in TC zoning district;
 - c. Use C.8., C.16 and C.17, allow by-right in LI zoning district;
 - d. Use C.10., to be renamed as "Kennel as defined in Town of Sterling General Bylaws, c.18 §18-2; Animal Hospital, Veterinarian's Office, prohibited in RR and permitted by SP in LI zoning districts;
 - e. Use C.15., C.20 and C.21, allow by SP in LI zoning district;
 - f. Use C.23., to also include trailers, allow by SP in LI zoning district;
 - g. Use D.5., allow by SP in C zoning district;

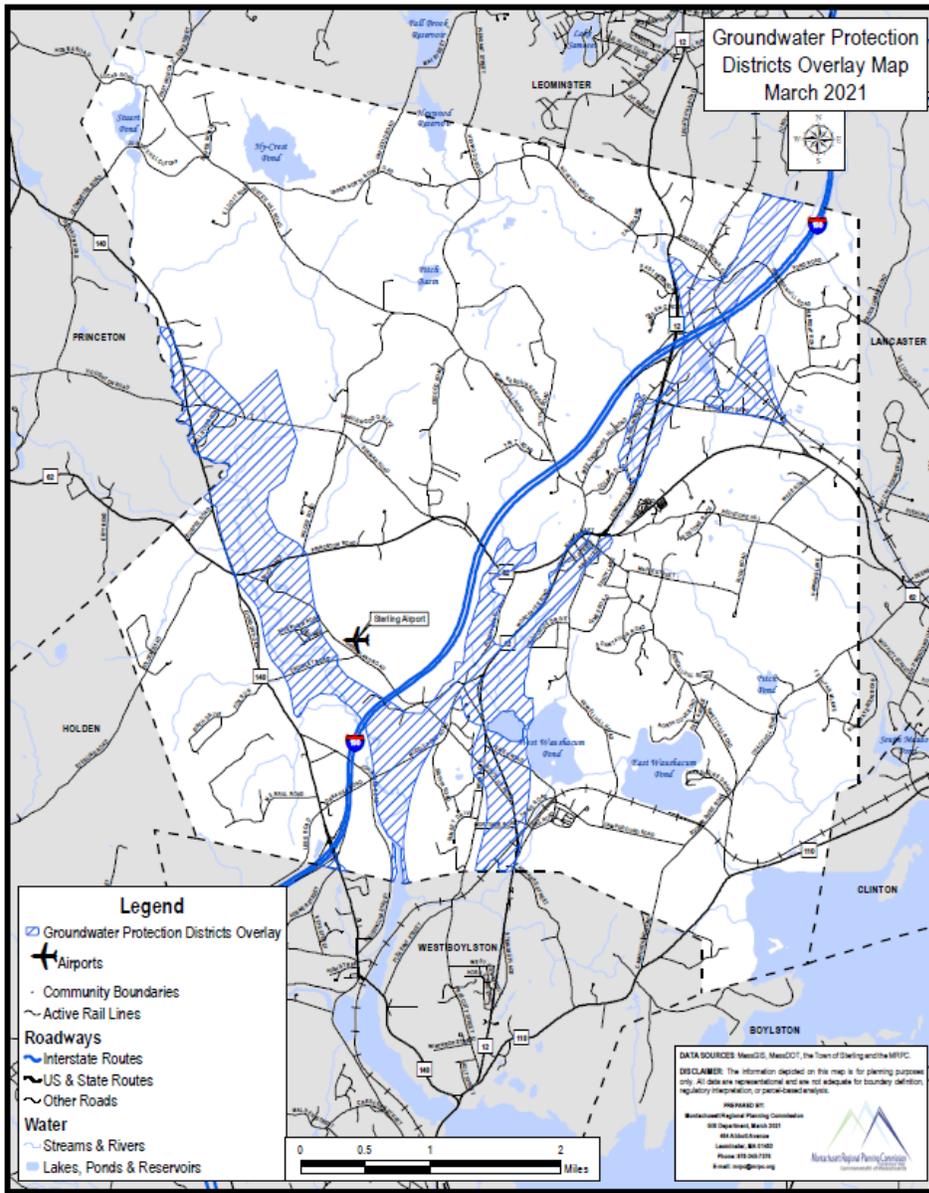
- h. Use D.8., allow by SP in C zoning district and also include the wording “with or without retail and/or showroom component.
6. To amend the Protective Bylaws by replacing the words “Board of Selectmen” in each place they appear and inserting the words “Select Board” in place thereof.

The full text of the proposed zoning amendments are on file with the office of the Town Clerk and can be viewed at Town Hall during regular business hours. The full text and map are also available at the Town’s website at <https://www.sterling-ma.gov>.

Carl Corrinne, Chair
Sterling Planning Board
Worcester Telegram & Gazette, March 10 & 17, 2021

A. Proposed Amendment - Aquifer and Water Resource Protection District/Groundwater Protection Districts

- i. To amend the Protective Bylaws and Zoning Map by deleting the Aquifer and Water Resource Protection Overlay District and replace it with the proposed Groundwater Protection Overlay District map.



- ii. To amend Article 4, Section 4.7.3., by deleting the words “Aquifer and Water Resource Protection Districts” and replacing it with “Groundwater Protection Districts.”
- iii. To amend Article 4, Section 4.7.5.2(b)(i), by deleting the words “Aquifer and Water Resource Protection Districts By-law 4.6.5 (c)” and replacing it with “Groundwater Protection Districts.”
- iv. To amend Article 4, Section 4.7.5.2(d), by deleting the words “Aquifer and Water Resource Protection Districts By-law” and replacing it with “Groundwater Protection Districts.”

B. Proposed Amendment – Display Setback

To amend Article 2, Section 2.4.5 Display Setback by deleting the size requirement of over two square feet in area, to remove the word “front” and to replace the word “devises” with “any such presentment” so it will read as follows:
2.4.5 Display Setback. In all districts, open display of goods or products, gasoline, pumps, vending machine or any such presentment, shall be located not less than twenty (20) feet from any lot line.

C. Proposed Amendment – Signs

- i.** Section 3.1.1 (f) signs over two (2) square feet in area shall be located not less than twenty (20) feet from the lot line.
- ii.** Section 3.1.2 (e) signs over two (2) square feet in area shall be located not less than twenty (20) feet from the lot line.
- iii.** Section 3.1.3 Authorization for Special Permit. The above requirements shall apply unless otherwise authorized by a special permit issued by the Zoning Board of Appeals

D. Proposed Amendment – Earth Removal

- i.** To amend Section 2.3.1 Table of Principal Uses, D. Industrial, Wholesale or Extensive Uses, by deleting #7. Earth Removal.
- ii.** To amend Article 5. Definitions, by deleting the definition for Earth Removal.
- iii.** To amend Section 6.2 Board of Appeals, by deleting Section 6.2.2.a.4.

E. Proposed Amendment – Use Regulations

To amend Article 2, Section 2.3.1 Table of Principal Uses, as follows:

- i.** B.3., rename to “Family child care home, large family child care home”;
- ii.** B.4., allow by-right in TC zoning district;
- iii.** C.8., C.16 and C.17, allow by-right in LI zoning district;
- iv.** C.10., to be renamed as “Kennel as defined in Town of Sterling General Bylaws, c.18 §18-2; Animal Hospital, Veterinarian’s Office, prohibited in RR and permitted by SP in LI zoning districts;
- v.** C.15., C.20 and C.21, allow by SP in LI zoning district;
- vi.** C.23., to also include trailers, allow by SP in LI zoning district;
- vii.** D.5., allow by SP in C zoning district.
- viii.** D.8., allow by SP in C zoning district and also include the wording “with or without retail and/or showroom component.

2.3 USE REGULATIONS

2.3.1 Table of Principal Uses.

PRINCIPAL USES DISTRICTS

	RR	NR	C	TC	LI
<u>B. EXEMPT USES AND COMMUNITY FACILITIES</u>					
3. Licensed day care facility for the daycare of six or fewer children Family child care home, large family child care home	Y	Y	Y	Y	Y
4. Child care facility	Y	Y	Y	SP Y	Y
<u>C. COMMERCIAL USES</u>					
8. Commercial Recreation or Sports Facility	SP	N	Y	N	NY
10. Commercial Kennel, Animal Hospital, Veterinarian’s Office Kennel as defined in Town of Sterling General Bylaws, c. 18 §18-2; Animal Hospital, Veterinarian’s Office	SP N	N	SP	SP	N SP
15. Retail Sales, including antique shops	N	N	Y	Y	N SP
16. Service, repair, or trade shop	N	N	Y	Y	N Y
17. Business or professional office	N	N	Y	Y	N Y
20. Open air display area; outdoor retail sales	N	N	SP	SP	N SP
21. Motor vehicle service station	N	N	SP	SP	N SP
23. Sale or rental of new or used cars and trailers in open lot	N	N	SP	N	N SP
<u>D. INDUSTRIAL, WHOLESALE OR EXTENSIVE USES</u>					
5. Open lot storage of building materials, contractor’s equipment	N	N	N SP	N	Y
8. Manufacturing, assembly, processing, packaging or other industrial operation with or without retail and/or showroom component	N	N	N SP	N	Y

F. Proposed Amendment – Protective Bylaw Reference

To amend the Protective Bylaws by replacing the words “Board of Selectmen” in each place they appear and inserting the words “Select Board” in place thereof.