



Town of Sterling Planning Board

1 Park Street

Sterling, MA 01564

Telephone: 978-422-8111 extension 2320

STERLING PLANNING BOARD PUBLIC HEARING NOTICE ZONING AMENDMENTS

Per MGL, Ch. 40A, §5, the Sterling Planning Board will hold a public hearing on Thursday, April 22, 2021 starting at 6:30 PM, to consider proposed amendments to the Protective (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 dtatasciore@sterling-ma.gov or call 978-422-8111 x2332.

The subject matter of the proposed amendments are as follows:

1. To amend Article 2, Section 2.3.1 Table of Principal Uses as follows:
 - a. Use C.1., to also include Commercial Kennels as a nonexempt use.
2. To amend Accessory Apartment Use, as follows:
 - a. To replace Section 2.3.5 of the Protective Bylaw in its entirety and replace with Section 2.3.5 Accessory Dwelling Unit Use;
 - b. To revise Article 5 Definitions by renaming and revising the definition for Accessory Apartment with Accessory Dwelling Unit;
 - c. To revise Section 3.2.3(a) Table of Parking Requirements by replacing accessory apartment with accessory dwelling unit (ADU);
 - d. To amend Section 2.3.1.A. Residential Uses by deleting #4 Accessory Apartment.
3. To amend the Town of Sterling Zoning Map by rezoning Parcels 93-48.2, 93-48.3 & 93-48.4, which are currently split-zoned between Neighborhood Residential and Rural Residential & Farming zoning districts to be included entirely within the Neighborhood Residential zoning district.

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, April 7 & 14, 2021