

TOWN OF RICHMOND
PLANNING BOARD
NOTICE OF A PUBLIC HEARING
PROPOSED AMENDMENTS TO THE ZONING BYLAW
POSTED 02/22/2022 9:30AM

The Planning Board, pursuant to the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws, will conduct a public hearing on Monday, March 14, 2022, at 6:00 pm at Town Hall, 1529 State Rd., to consider the following amendments to the zoning bylaw submitted to the Selectmen by resident petition on January 12, 2022 and again by initiative petition on January 20, 2022:

Add:

Section 14

Recreational, Educational and Research Use of Open Space and Conservation Land

Purpose: Provide for the recreational, educational and research use of open space and conservation land

Definitions:

Conservation Land

Land permanently restricted to limit residential or commercial development of the land or to limit the number of residential or commercial building lots permitted in any subdivision of the land.

Open Space Residential Land

Land exceeding the minimum lot size for a single family dwelling or two family dwelling, or land not used for a dwelling, or structures accessory to a dwelling, that is preserved or maintained in an open condition, including gardens, fields, pastures, forests, wood lots, orchards, lawns, and other similar uses.

Open Space Agricultural Land

Land used for agricultural, horticulture, or floriculture as a principal or accessory use that is preserved or maintained in an open condition, including, fields, pastures, forests, wood lots, orchards, gardens, and other similar uses.

Open Space and Conservation Recreation

The use of Open Space Residential Land, Open Space Agricultural Land, or Conservation Land, open to the public, for hiking, snow shoeing, backpacking, hunting, fishing, bird watching, photography or other similar recreational activities.

Open Space and Conservation Education and Research

The use of Open Space Residential Land, Open Space Agricultural Land, or Conservation Land, open to the public, that may include guided tours, for the observation and study of wildlife, plants, flora, geology, and other natural features.

Publicly Promoted Open Space and Conservation Recreation

The use Open Space Residential Land, Open Space Agricultural Land, or Conservation Land, open to the public, for hiking, snow shoeing, backpacking, hunting, fishing, bird watching, photography or other similar recreational activities that is promoted or advertised, by any means or medium, to the general public.

Publicly Promoted Open Space and Conservation Education and Research

The use of Open Space Residential Land, Open Space Agricultural Land, or Conservation Land, open to the public, that may include guided tours, for the observation and study of wildlife, plants, flora, geology, and other natural features that is promoted or advertised, by any means or medium, to the general public.

Recreational Event

The use of Open Space Residential Land, Open Space Agricultural Land, or Conservation Land, open to the public, for group activities promoted by the owner or other organization to attract public participation.

Parking Lot

The use of land for the construction of a parking lot.

1.0 Parking Lot Requirements for this section

The use of land for a parking lot shall meet the following requirements:

- a) The applicant shall submit an application for site plan approval under Section 6.6 of this By-Law
- b) The application shall include an impact study of expected vehicle traffic, intensity of use, visitors per day and other data relevant to the proper regulation of Parking Lot size and use at the proposed site.

	<u>DISTRICTS</u>		
Section 4.8 A. PERMITTED PRINCIPAL USES	RA-A	SR	COMM1
Continued:	RA-C	SR	COMM2

18a) Open Space and Conservation Recreation: Yes Yes Yes
 The use of land, under Section 14, for Open Space and Conservation Recreation, provided that no fee is charged, no off-highway motorized vehicles are permitted, and recreational events shall require a permit from the Board of Selectmen under Chapter X, Section 9 of the Town By-Laws.

18 b) Open Space and Conservation Education, and Research: Yes Yes Yes
 The use of land, under Section 14, for Open Space and Conservation Education and Research, provided that no fee is charged , and no off-highway motorized vehicles are permitted.

18 c) Publicly Promoted Open Space and Conservation Recreation: SPA SPA SPA
 The use of land, under Section 14, for Open Space and

Conservation Recreation, provided that no fee is charged, no off-highway motorized vehicles are permitted, and recreational events shall require a permit from the Board of Selectmen under Chapter X, Section 9 of the Town By-Laws

18 d) Publicly Promoted_Open Space and Conservation Education, and Research: SPA SPA SPA

The use of land, under Section 14, for Open Space and Conservation Education and Research, provided that no fee is charged , and no off-highway motorized vehicles are permitted

Section 4.8 B. PERMITTED ACCESSORY USES
Continued:

DISTRICTS
 RA-A COMM1
 RA-C SR COMM2

18. Open Space and Conservation Recreation: Yes Yes Yes

a) The use of land, under Section 14, for Open Space and Conservation Recreation, provided that no fee is charged, no off-highway motorized vehicles are permitted and any Open Space Residential Land, that is open to the public, has a minimum total lot area of 5 acres or more.

b) Publicly Promoted_Open Space and Conservation Recreation: SPA SPA SPA

The use of land, under Section 14, for Open Space and Conservation Recreation, provided that no fee is charged, no off-highway motorized vehicles are permitted and any Open Space Residential Land, that is open to the public, has a minimum total lot area of 5 acres or more.

c) The use of Open Space Residential Land, Open Space Agricultural Land, or Conservation Land, under Section 14, for accessory structures such as temporary shelters, informational bulletin board, parking lot, and restrooms. Yes No No

Other Zoning Changes

Delete: The following sections entirely:

Section 4.9 Temporary Moratorium on Medical Marijuana Treatment Centers

Section 4.10 Temporary Moratorium on Marijuana Establishments

The complete texts of these amendments are available in the office of the Town Clerk,
Monday-Thursday, 8:30 am-4:00 pm.

Friday, 8:30 am- 12:30 pm

John Hanson, Chairman
Richmond Planning Board