

**Planning Board  
Legal Notice**



In accordance with the requirements of M.G.L. Chapter 40A, section 5, The Clinton Planning Board will hold a **Public Hearing** on **Wednesday, May 2, 2018 at 7:00 pm in the Lower Conference Room of Clinton Town Hall**, 242 Church Street, Clinton, MA 01510, to receive public comments concerning proposed amendments to the Zoning By-Laws and Zoning Map of the Town of Clinton. The following amendments are proposed for inclusion as part of the FY2019 Annual Town Meeting warrant. Interested parties are encouraged to attend at the time and place designated. Written comments may also be addressed to the Planning Board, prior to the date of the Public Hearing, at the address indicated above.

**ARTICLE\_\_**: To see if the Town will vote to amend the Zoning By-law of the Town of Clinton by inserting a new Section 3800, Temporary Moratorium on Multi-Family Dwelling Units, or act in any manner thereto;

**Section 3800. TEMPORARY MORATORIUM ON MULTI-FAMILY DWELLING UNITS**

**3810. Purpose.** In recent years, the preponderance, rate and volume of multi-family residential permitting and construction within the Town of Clinton have proceeded at levels that substantially vary from the community's prior experience. These changes to local development patterns may potentially have an adverse or unanticipated effect on community character and existing neighborhoods. While the Town of Clinton Zoning By-law contains sections which specifically address the creation of multi-family dwellings within the context of Planned Unit Developments, Mixed Use Districts, and Flexible Developments, there is a community need to establish thoughtful criteria for consideration and approval of multi-family dwelling units within neighborhood contexts and within downtown Clinton. In order for the Town to undertake comprehensive planning to formulate and adopt such criteria under zoning, the Town intends to adopt a temporary moratorium on the consideration and approval of multi-family proposals under sections 3130 and 4130 of the Zoning By-law, subject to the exceptions indicated in subsection 3830.

**3820. Definitions.** For the purpose of this section, "Multi-Family Dwelling" shall be defined as "a building containing three or more dwelling units."

**3830. Exceptions.** This section shall not be interpreted to prevent application for multi-family special permits under the following sections of the Zoning By-law:

- 3831. Section 3400, Accessory Apartments
- 3832. Section 7100, Flexible Development
- 3833. Section 7200, Mill Conversion, Planned Development
- 3834. Section 8400, Mixed Use Overlay District

**3840. Moratorium.** Notwithstanding any other provision in the Zoning Bylaw to the contrary, no special permit approval for multi-family housing, except as exempted in section 3830, may be issued until after July 1, 2019. The purpose of this temporary moratorium is to allow sufficient time to engage in a planning process to address the effects of such structures and uses in the Town and to enact bylaws in a manner consistent with sound land use planning goals and objectives.

Paul Curran, chair  
Clinton Planning Board

*Advertised in the Clinton Item, April 13 and April 20, 2018*