

**PUBLIC HEARING NOTICE  
BERKLEY BOARD OF SELECTMEN**

Pursuant to Article 1, Section 2, of the General Bylaws of the Town of Berkley, the Board of Selectmen will hold a public hearing on Wednesday, May 24, 2023, at 6:00 p.m. in the Moitoza-Petty Hearing Room at Town Hall, One North Main Street, Berkley, Massachusetts, regarding proposed amendments to the aforementioned General Bylaws, as follows:

1. By amending Article 21 of the General Bylaws, entitled “Zoning”, Section 2.B, untitled, by rezoning the following lots as part of and to be included in the General Business District: 27 Locust Street (Map 11 Lot 37); 29 Locust Street (Map 11 Lot 38); 31 Locust Street (Map 11 Lot 38-02); and 37 Locust Street (Map 11 Lot 38-1).
2. By further amending Article 21 of the General Bylaws, entitled “Zoning”, by deleting therefrom:

In their entireties, the following Sections of the existing Berkley Zoning By-Law, Article 21 as aforesaid, including all provisions comprising the same, but NOT the Town’s Official Zoning Map: Section 1: Purpose; Section 2: Establishment of Districts; Section 3: Definitions; Section 4: Use Regulations by Zoning District; Section 5: Dimensional Regulations; Section 6: Nonconforming Buildings and Uses and Structures; Section 7: Administration and Procedures; Section 8: Rate of Development; Section 9: Off Street Parking; Section 10: Signage; Section 11: Adult Entertainment Uses Sexually Oriented Business; Section 12: Aquifer Protection District; Section 13: Accessory Apartments, which Sections together constitute the entirety of said Zoning By-Law (excepting the aforementioned Zoning Map).

And substituting therefor, the following new Sections, the complete text of which is contained in a document entitled: “Berkley Zoning By-Law, Draft 9 March 7, 2023”, on file with the Town Clerk and the Planning Board:

Section 1.0: Purpose and Authority; Section 2.0: Districts; Section 3.0: Use Regulations; Section 4.0: Dimensional Regulations; Section 5.0: Nonconforming Uses and Structures; Section 6.0: General Regulations; Section 7.0: Special Regulations; Section 8.0: Special Residential Regulations; Section 9.0: Special Districts; Section 10.0: Administration and Enforcement; Section 11.0: Definitions.

3. By adding a new Article 28 of the General Bylaws, entitled “Wetlands Bylaw” comprised of Sections including I. Purpose, II. Jurisdiction, III. Applications for Permits and Requests for Determination, IV. Notices and Hearings, V. [Omitted], VI. Permits and Conditions, VII. Setbacks, VIII. Regulations, IX. Definitions, X. Enforcement, XI. Burden of Proof, XII. Appeals, XIII. Relationship to the Wetlands Protection Act, and XIV. Severability.
4. By adopting a certain Petition for Article for Annual Town Meeting entitled “Regulations, Bylaws, & Policies for Berkley Massachusetts”, the complete text of which is on file with

the Town Clerk's Office and can be viewed at the Town Clerk's Office during normal business hours.

5. By adopting a certain Petition for Article for Annual Town Meeting entitled "Right to Farm", the complete text of which is on file with the Town Clerk's Office and can be viewed at the Town Clerk's Office during normal business hours.

You are invited to attend the public hearing and participate in the discussion. Any person wishing to be heard should appear at the place and time designated. Comments can be sent to the Board of Selectmen, at the address above, prior to the date and time of the public hearing.

Date: May 18, 2023

Joe Freitas, Chairman