



LEGAL NOTICE

PLANNING BOARD TOWN OF TOPSFIELD

Notice is hereby given that the Topsfield Planning Board will hold a public hearing in the Topsfield Town Library on Tuesday, March 18, 2014 at 8:00 PM to discuss the following proposed amendments to the Topsfield Zoning Bylaw for the May 6, 2014 Annual Town Meeting:

1. **Article VII, Section 7.04:** amends this section in its entirety by deleting the Temporary Moratorium on Marijuana Treatment Centers and replacing it with a new section entitled "Medical Marijuana Treatment Center" that establishes regulations that reference the state CMR, allows use in the Business Park District by special permit, designates the Zoning Board of Appeals as the special permit granting authority and requires site plan review for said use.
2. **Article III, Section 3.02:** amends the Table of Use Regulations with the insertion of a new sub-section 2.18 Medical Marijuana Treatment Center.
3. **Article III, Section 3.05:** amends nonconforming uses section by removing quotations from the first paragraph, inserting of alphabetic ordering to existing paragraphs and the addition of a new section of limited exemptions for alterations to nonconforming single and two-family residential structures subject to the determination by the Inspector of Buildings that such alteration does not increase the nonconforming nature of said structure.
4. **Article IV, Section 4.04:** amends this section by adding a new section C for lots created after May 6, 2014 in the ORA and the IRA Districts requiring each lot's buildable area to be capable of containing a 100 foot diameter circle within which there is not more than 5% of buffer zone, and re-lettering the existing section C to D and amending it to allow the Planning Board to require indication on subdivision plans or on plot plans the location on a lot or lots of the 100 foot diameter circle.
5. **Article XVI, Section 16.04:** housekeeping article to correct the alphabetic ordering after F. Design Standards.

A copy of the text of the proposed amendments is available for inspection in the Community Development Office, Town Hall, 8 West Common Street, Topsfield, MA during regular business hours, Monday thru Thursday 8:00AM-4:00PM and Friday 8:00AM- Noon.

Martha A. Morrison, Chair
Topsfield Planning Board

Cc: Department of Housing & Community Development, MAPC, Towns of Ipswich, Hamilton, Wenham, Danvers, Middletown and Boxford