

# TOWN of LYNNFIELD



## PLANNING BOARD

### PUBLIC HEARING NOTICE

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The Planning Board of the Town of Lynnfield, MA, will hold a public hearing pursuant to G.L. c.40A, § 5 on Wednesday, October 19, 2022 at 7:00 PM at the Al Merritt Media and Cultural Center, 600 Market Street 2nd floor, Lynnfield, MA, 01940. The purpose of the public hearing will be to provide interested persons an opportunity to comment on proposed changes to the Lynnfield Zoning Bylaws. The proposed amendments include the following:

1. To amend the Zoning District Map of the Town of Lynnfield entitled "Zoning District Map of the Town of Lynnfield September 18, 2019" by changing from Residential D (RD) to Elderly Housing (EH), the parcel of land on Main Street, Lynnfield, shown as Lot 1 on a plan entitled "Plan of Land Main Street, Lynnfield, Mass." dated October 25, 2021, drawn by Hayes Engineering, Inc., recorded in the Essex South Registry of Deeds as Plan Book 40797, Page 69 being Assessor's Map 13, Parcel 1000, a copy of which is on file with the Town Clerk.
2. To amend Section 11.5 Definitions Individual Meanings by deleting the definition of "Housing For The Elderly" in its entirety and replacing said section with the following:

**HOUSING FOR THE ELDERLY** - Buildings which contain one or more dwelling units consisting of a room or suite of rooms, its own bath and toilet facilities, and its own kitchen facility. A building may also include central kitchen and dining facilities for providing meals to residents thereof and their guests but not to the public and may also provide lounge rooms and recreational facilities for the common use of residents and their guests. In one of such buildings, a unit may be included for occupancy by the manager of the project and his immediate family, one room of which may be used as an office, and except for the unit to be occupied and used as aforesaid by the manager, no unit in such building shall be occupied unless at least one person who is 55 years of age or over. No housing for the elderly development shall contain more than 136 independent dwelling units. Children under the age of 18 years of age are prohibited from occupying or residing in any of the elderly housing dwelling units on a permanent basis.

The proposed new definition would allow for housing units in single, detached dwellings as well as in multi-unit dwellings and allow recreational facilities for the common use of residents.

The complete text of these proposed amendments to the Zoning Bylaw and any maps referenced by them are on file with the Lynnfield Town Clerk, Lynnfield Town Hall, 55 Summer Street, Lynnfield, MA 01940, where it is available for inspection during regular business hours.

*Ed P. Champy III, Clerk*