

TOWN OF LUNENBURG

Office of the Planning Board

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PUBLIC HEARING

2024-09-23 – 6:05 P.M.

The Lunenburg Planning Board will hold a Public Hearing via Zoom and in-person on **MONDAY, SEPTEMBER 23RD, 2024** at 6:05 p.m., Town Hall, 17 Main Street, Lunenburg, MA to make alterations to the Code of the Town of Lunenburg, MA, **Chapter 250 (Zoning)**. The changes are summarized as follows:

- Amend § 250-2.1 (Zoning – Definitions – Terms defined, Word Usage) to insert a definition regarding Accessory Dwelling Unit
- Amend § 250-3.4 (Zoning – Establishment of Districts – Two dwellings on lot) to exempt Accessory Dwelling Units
- Amend § 250-4.1 (Zoning – Use Regulations – Permitted and prohibited uses) to edit section H subsection (1) “Accessory Dwelling” regarding criteria applicable to accessory dwellings
- Add § 250-4.1 section H subsection (2) to delineate Accessory Dwelling Units by Special Permit from Accessory Dwelling Units by right
- Amend § 250-5.2 (Zoning – Dimensional Regulations – Setbacks and yards) section E “side and rear yards” paragraphs (1) and (2) regarding accessory dwelling units in Residence A, Residence B and Outlying Districts
- Amend § 250-4.1G (Use Table) to reflect the difference between Accessory Dwelling Units by right and Accessory Dwelling Units by Special Permit

The complete text of the proposed amendments is available for public viewing at:

- Planning Office (960 Massachusetts Avenue, Lunenburg MA 01462)
- Town Clerk's Office (17 Main St, Lunenburg MA 01462)

In accordance with the requirements of the Open Meeting Law, please be advised that this meeting is being **recorded and broadcast live** over the Lunenburg Public Access channel and on FacebookLive on the Public Access Facebook page (<https://www.facebook.com/LunenburgPublic-Access-Cable-157427270975305/>) and will be able to be **found on the LunenburgAccess YouTube channel within 24 hours after the meeting.**

To Participate Remotely: From a computer, please use the link below to join the public meeting webinar: <https://us02web.zoom.us/j/88251881562> or from a telephone, dial the toll free number (888) 475-4499 and enter Webinar ID: **882 5188 1562**. If you have not registered with Zoom you will be asked for your name and an e-mail address. **Note: No participant ID is needed, just press # when asked. Telephone users may dial *9 to request to speak after joining the meeting. Computer and app users may use the “raise hand” feature to request to speak.**

This meeting/hearing will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, **the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast**, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.