



**TOWN OF SWANSEA, MA  
OFFICIAL MEETING NOTICE**

**Received & Posted by  
Town Clerk's Office:**

FEB 23 21 1:12PM

**Name of Board or Committee:** Planning Board  
**Day & Date of Meeting:** Monday, March 1, 2021  
**Time of Meeting:** 6:30 PM  
**Location of Meeting:** Virtual Meeting via Zoom  
For instructions on how to participate contact the  
Town Planner via email  
jhansen@town.swansea.ma.us

**Amended Agenda  
received and posted:**

**Posted by:** Karen Lomas

**MEETING AGENDA**

**Form A:** 2135 GAR Highway, Map 37, Lot 2

**Form A:** 174 Swansom Rd, Map 67, Lot 43

**Stormwater Management Permit:** Millers Lane ANR Parcels 2 & 3 – Map 31, Lot 3

**Deliberation and Decision:** Special Permit for Drive-Through Facility, 711 GAR Hwy, Burger King  
(Continued from 2/1/21)

**Site Plan Review:** 711 GAR Hwy, Burger King Site Improvements  
(Continued from 2/1/21)

**Public Hearing**

In accordance with the provisions of MGL Chapter 41, Section 81T, the Swansea Planning Board will hold a virtual public hearing on **March 1, 2021, at 6:45 PM**, via Zoom, on the application of Arthur D. Sylvia, **211 Locust Street, Swansea, Massachusetts**, for approval of a **Definitive Subdivision Plan with a frontage waiver** entitled "Division of Land Plan" located on AP. 28, Lot 6A, 211 Locust Street, Swansea, Massachusetts. The plan proposes the creation of one (1) lot. A copy of the plan and application may be requested via email from John P. Hansen, Jr., AICP, Town Planner at [jhansen@town.swansea.ma.us](mailto:jhansen@town.swansea.ma.us). Any person wishing to be heard on the above application should request via email from the Town Planner the Zoom instructions for the hearing.

**Public Hearing**

In accordance with the provisions of MGL Chapter 40A, Section 5, the Swansea Planning Board will hold a virtual public hearing on **Monday, March 1, 2021, at 7:15 PM** via Zoom, to solicit public comment regarding the proposed zoning bylaw amendments described below. There will be no physical location for this public hearing due to the COVID-19 pandemic.

The first amendment to Subsection 5.2.C(1) allows for the lot irregularity standard not to apply for hammerhead lots or lots created as part of an Open Space Residential Design (OSRD) subdivision upon a determination of a number of factors related to neighborhood effect, stated purposes within the hammerhead lot and OSRD sections of the zoning bylaw, and existing conditions.

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The second amendment to Subsection 5.2.B(2)(d) states a hammerhead may only abut one other hammerhead lot and no more than two (2) hammerhead lots may be created from land that, within the past 10 years, was part of commonly held land and to a new Subsection 5.2.B(2)(p) that precludes the creation of hammerhead lots from approved subdivisions.

The third amendment to the Table of Principal and Accessory uses in Section 4.0 and Subsections 4.0.G, 4.1.F, and 5.2.B(2)(h) designates the Planning Board as the Special Permit Granting Authority for common driveways when connected to hammerhead lots or site plan review and to Subsection 4.1.F creates new standards for common driveway construction to accommodate fire apparatus.

The fourth amendment to Subsection 5.2.E.3 eliminates a provision allowing the construction of dwellings on lots smaller than the minimum lot size required.

The fifth amendment to Subsection 5.2.D establishes side and rear yard setbacks (10') for roadside stands and side and rear setbacks (10') for accessory buildings and structures with an allowance for the placement of same up to four (4) feet into the front yard so long as a 10 foot front yard setback is maintained with the grant of a special permit by the Zoning Board of Appeals

The sixth amendment to Subsection 3.2 establishes a maximum footprint increase (50%) of reconstructed non-conforming dwellings and an allowance for dwelling height increases on non-conforming lots so long as they do not exceed the average height of other dwellings in the neighborhood provided they do not exceed the maximum allowed in the zoning district.

**Discussion:** Robert Medeiros Re-election

**Minutes:** February 1, 2021

**Adjournment**

The matters listed are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may, in fact, be discussed; other items listed may be brought up for discussion to the extent permitted by law.