



CITY OF NORTH ADAMS, MASSACHUSETTS

**City Council
Community Development Committee**

Notice of Public Hearing

Wednesday, December 16

Notice is hereby given pursuant to Massachusetts General Laws Chapter 40R and 760 CMR (Code of Massachusetts Regulations) 59 (Department of Housing and Community Development—Smart Growth Zoning Overlay District), that the City Council Community Development Committee will hold a preliminary Public Hearing on Wednesday, December 16, 2020 at 6:00pm via Zoom (meeting access information is provided below).

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the [city/town] [board/committee/commission] will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the [city/town’s] website, at [insert web address]. For this meeting, members of the public who wish to [listen/watch] the meeting may do so in the following manner: [specify method of access]. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the [city/town’s] website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Agenda

The purpose of this preliminary Public Hearing is to present information relative to the proposed creation of a new Zoning Ordinance and amendment to the Zoning Map for the City of North Adams and to hear testimony and comment from interested persons in response thereto. The proposed Zoning Ordinance and amendment to the Zoning Map are as follows:

1. Amend Chapter Z of the Revised Ordinances of the City of North Adams to insert a new Section 9.4 entitled “Smart Growth Overlay District” thereby establishing a new zoning overlay district entitled “Smart Growth Overlay District (SGOD)” under the provisions of Massachusetts General Laws Chapter 40R and 760 CMR 59, which would allow for the

as-of-right development of multi-family residential and mixed-use commercial developments (along with parking and associated amenities) subject to Plan Approval by the North Adams Planning Board acting as the “Plan Approval Authority” (PAA). Developments undertaken within the proposed “SGOD” would be subject to local site and building design standards, parking and dimensional controls, and affordability requirements.

2. Amend the Zoning Map of the City of North Adams to illustrate the boundaries of the SGOD and its underlying districts, as shown on Exhibit A attached hereto.

Following this preliminary Public Hearing, a proposed Zoning Ordinance amendment and Zoning Map Amendment will be submitted to the Commonwealth’s Department of Housing and Community Development for preliminary approval. Copies of the text of the proposed amendments as currently drafted are available for review by interested parties. Interested parties should contact Zachary Feury, Project Coordinator, at (413) 662-3025 or zfeury@northadams-ma.gov.

To participate in the preliminary Public Hearing, please follow the instructions provided below.

Zoom Meeting Access for Preliminary Public Hearing

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83334018413?pwd=T1ZwMHUrdnJVTTlZNSthSW91dXZVQT09>

Passcode: 873144

Or iPhone one-tap :

US: +13126266799,,83334018413# or +19292056099,,83334018413#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 833 3401 8413

International numbers available: <https://us02web.zoom.us/j/83334018413?pwd=T1ZwMHUrdnJVTTlZNSthSW91dXZVQT09>

EXHIBIT A

Proposed North Adams 40R Zoning District

