

Town of Wareham
Planning Board
Memorial Town Hall
54 Marion Road
Wareham, Massachusetts 02571

In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 5, the Wareham Planning Board will hold a public hearing on Monday, October 21, 2013 at 7:00 p.m. in the Lower Level Cafeteria at Memorial Town Hall, 54 Marion Road, Wareham, MA, to consider amending the Wareham Zoning By-Laws to add – Transfer of Development Rights. The purpose of this proposed by-law is to allow the development rights of one property (the “sending parcel”) to be transferred to another property (the “receiving parcel”). The Transfer of Development Rights (TDR) by-law allows for the maintenance of low-density land uses, open spaces, historical features, critical environmental resources and other sensitive features of the sending parcel to be preserved while providing compensation for the development rights to the owner. The TDR program is consistent with the goals of the Wareham Master Plan to: further the conservation and preservation of natural and undeveloped areas, wildlife, flora, and habitats for endangered species; protect ground water, surface water, as well as other natural resources; balance economic growth; provide adequate capital facilities; develop an adequate supply of affordable housing; and preserve historical, cultural, archaeological, architectural, and recreational resources and values.

A copy of the proposed text and amendments are on display at the Wareham Library, Town Clerks office, and the Planning Department at Wareham Town Hall, 54 Marion Road, Wareham, MA 02571.

The proposed text and amendments can also be reviewed online at www.wareham.ma.us and handouts will be available at the public hearing.

Any person interested or wishing to be heard on the proposed zoning changes should appear at the time and place designated.

George T. Barrett, Chairman
Wareham Planning Board

October 3, 2013
October 10, 2013

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In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 5, the Wareham Planning Board will hold a public hearing on Monday, October 21, 2013 at 7:00 p.m. in the Lower Level Cafeteria at Memorial Town Hall, 54 Marion Road, Wareham, MA, to see if the Town will vote to amend Section 222 (Flood Plain Overlay District) of the Flood Plain Bylaw (map panel number suffixes and map panel dates) so that it now reads as follows:

"Floodplain District includes all special flood hazard areas within the Town of Wareham designated as Zone A, AE, AO or VE on the Plymouth County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Plymouth County FIRM that are wholly or partially located within the Town of Wareham are panel numbers 25023C0459J, 25023C0467J, 25023C0468J, 25023C0469J, 25023C0486J, 25023C0487J, 25023C0488J, 25023C0491J, 25023C0492J, 25023C0493J, 25023C0494J, 25023C0511J, 25023C0513J, 25023C0556J, 25023C0577J, 25023C0583J, 25023C0584J, and 25023C0601J, dated July 17, 2012, and panel numbers 25023C0489K, 25023C0557K, 25023C0576K, 25023C0581K, and 25023C0582K, dated February 5, 2014. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 17, 2012.

The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, and Building Official" offices at Wareham Town Hall, 54 Marion Road, Wareham, MA 02571.

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- A. Reducing the potential distractions and obstructions of signs that would adversely affect traffic safety and alleviating hazards caused by signs projecting over or encroaching upon public ways.
- B. Discouraging excessive visual competition in signage and ensure that signs aid orientation.
- C. Preserving and enhancing the character of the Town by requiring new and replacement signage that is:
 - (1) Creative and distinctive,
 - (2) Compatible to the surrounding area and surrounding architecture,
 - (3) Appropriate to the type of activity to which it pertains,
 - (4) Excessive of the identity of individual proprietors or of the community as a whole,
 - (5) Appropriately sized in its context, so as to be easily read.
- D. To clarify which Town official handles enforcement of this sign Bylaw.

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