



TOWN OF ABINGTON

PLANNING BOARD

TOWN HALL
500 GLINIEWICZ WAY
ABINGTON, MA 02351
781-982-0069

Town of Abington Planning Board Rules for Review and Approval of Limited Site Plans for Accessory Dwelling Units (ADUs)

General

Owners of Property subject to Limited Site Plan Review and Approval by the Abington Planning Board as provided for under the authority and provisions of the Abington Zoning By-Law 175-32(I) must submit to the Planning Board a description of the plan along with eighteen (18) copies of a Site Plan as follows:

- a.) The plan submitted shall be drawn to a scale of at least one-inch equals 40 feet and shall be prepared by a registered professional engineer and/or registered professional land surveyor as appropriate. The plan shall depict the location of all existing and proposed easements.
- b.) The plan shall reflect all existing site features including the size of the property and existing structures.
- c.) A locus map shall be included to indicate the location of the property within the Town. This map shall include the zoning district(s) for the area.
- d.) In order to allow adequate consideration of the surroundings, a plan of adjacent properties shall be presented at a scale of not less than one-inch equals 100 feet or at the same scale as the site plan if practical. This plan shall show the general characteristics of all lands within 100 feet of the proposed site, including structures, parking areas, driveways, pedestrian ways, and significant natural features.
- e.) The plan shall indicate all proposed buffers, screening, and landscaping along with designated areas for trash and recycling storage. Any parking or outdoor storage areas which are associated with the detached Protected Use ADU that are within 15 feet of the property line of an abutting residential use, shall include either a 6-foot-tall solid fence or a minimum 6-foot-high vegetated buffer as screening from adjacent properties unless waived by the Planning Board.
- f.) The detached Protected Use ADU's exterior lighting shall not cast a glare onto adjacent properties.
- g.) Any exterior decks and or patios shall be located so as not to intrude upon or generate excessive noise to adjoining properties.
- h.) If the detached Protected Use ADU incorporates an upper-story balcony or roof deck, such balcony or roof deck shall not be oriented to face any abutting residential use so as not to intrude upon the privacy of adjoining properties.

Limited Site Plan Requiring a Public Hearing

- 1.) Limited Site Plan Review: Notwithstanding the provisions of Mass General Law (MGL) Chapter 175-77, Limited Site Plan Review as outline above shall be required for all detached Protected Use ADUs in a newly constructed structure or building.
- 2.) A public hearing with notification to abutters per Chapter 40A Section 11 shall be required. Publication pursuant to G.L. c. 40A, § 5 is not required.
- 3.) Applicant is required to submit an abutters list and two (2) sets of pre-addressed envelopes with sufficient postage.
- 4.) Limited Site Plan Review shall commence within 30 days after filing an application with the Planning Board and providing notice to the Town Clerk. The Limited Site Plan Review public hearing shall be closed within 60 days of opening and a Decision is to be filed with the Town Clerk 30 days after the close of the Limited Site Plan public hearing. Any of the above-referenced time requirements may be waived in writing by the Applicant.

Limited Site Plan Administration and Enforcement

Administration and Enforcement.

- a) It shall be the duty of the Building Commissioner to administer and enforce the provisions of this Bylaw.
- b) No building shall be constructed or changed in use or configuration, until the Building Commissioner has issued a permit, and if applicable has undergone the Limited Site Plan Review process. No permit shall be issued until a sewage disposal works permit, when applicable, has first been obtained from the Board of Health and the proposed building and location thereof conform with the town's bylaws. Any new construction shall conform to all adopted state and town laws, bylaws, codes, and regulations. No building shall be occupied until a certificate of occupancy has been issued by the Building Inspector where required.

Fee Schedule Effective April 7, 2025

Accessory Dwelling Unit: \$300