

REVISED ARTICLE 27 LANGUAGE

ARTICLE TWENTY-SEVENTH:

AMEND ZONING BYLAW: BUSINESS DISTRICT HIGHWAY

To see if the Town will vote to amend the Town's Zoning Bylaw, Article II, Section 2.03, Business District Highway, as presented below, by inserting the provision shown in ***bold italic***, or take any other action relative thereto:

2.03 Business District Highway

The Business District Highway shall comprise the area bounded by a line beginning at the junction of Boston Street and South Main Street, thence northerly on South Main Street to Maple Street, thence easterly on Maple Street to a point 300 feet from Boston Street, thence northerly parallel to Boston Street to a point within 150 feet south of the center line of the railroad, thence northwesterly parallel to the center line of the railroad to Summer Street, thence northerly on Summer Street to a point 200 feet north of the center line of the railroad, thence easterly parallel to the center line of the railroad to a point on a perpendicular to Central Street and on the junction of Central Street and the brook passing under Central Street, thence northeasterly on the perpendicular across Central Street to a point 200 feet north of Central Street, thence easterly parallel to Central Street to a point 300 feet west of Boston Street, thence northerly parallel to Boston Street and 300 feet west of Boston Street, thence northerly parallel to Boston Street and 300 feet west of Boston Street to a boundary of the land now or formerly owned by Lape and thence easterly to Boston Street and northerly along western boundary of Boston Street to High Street, thence following High Street to a point 300 feet east of Boston Street, thence southerly parallel to Boston Street and 300 feet east thereof to Maple Street, thence westerly to Boston Street, thence southerly to the junction of Boston Street and South Main Street, the point of beginning. ***The Business District Highway shall also include the following lot referred to by the lot number and the Assessor's map number: Map 41 Lot 102.***

Recommended that the Town vote to amend the Town's Zoning Bylaw, Article II, Section 2.03, Business District Highway, as set forth in this Article Twenty-Seventh in the warrant.

This article would rezone lot 41-102, as requested by the owner, from Central Residential to Business District Highway so that it may be developed for a commercial use. If rezoned, the lot would be a non-conforming lot due to it being approximately 11,000 sq. ft. smaller than the 40,000 sq. ft. required lot size in the Business District Highway. Any development of this lot would require relief from the Zoning Board of Appeals. A two-thirds majority vote will be required.