

# *Planning Board* Article 38 Report CS District to CSX – Marrett Rd

Recommendation:




That Town Meeting Refer the Article to the Planning Board

Vote of 4 in favor of referral, 1 against referral



## MAP LEGEND


### RESIDENTIAL DISTRICTS

-  RO - One Family Dwelling
-  RS - One Family Dwelling
-  RT - Two Family Dwelling

### COMMERCIAL / INDUSTRIAL DISTRICTS

-  CB - Central Business
-  CLO - Local Office
-  CM - Manufacturing
-  CN - Neighborhood Business
-  CRO - Regional Office
-  CRS - Retail Shopping
-  CS - Service Business

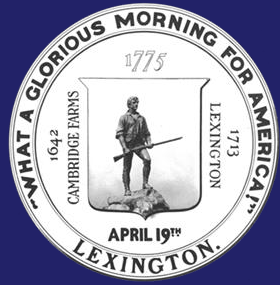
### OTHER

-  GC - Government Civic

### PLANNED DEVELOPMENT DISTRICTS

-  CD - Planned Commercial
-  RD - Planned Residential



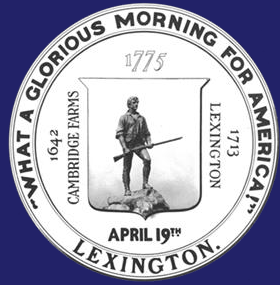


# *Planning Board* Article 38 Report

## CS District to CSX – Marrett Rd

- First meeting in early January 2018 – Public Hearing on January 31.
- Initial scope was too broad – Residents concern over communication, process and content.
- After listening to Planning Board comments, public comments and residents' voices, significant scope reduction just before February 28 Hearing.
- Not enough time to evaluate new scope against criteria.
- Planning Board strongly supports proponent's efforts to revitalize the area, but more process/evaluation is needed to understand near term uses with compatibility of a community vision.

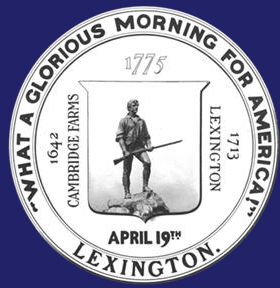
E.g. High risk uses - First floor general office use may be in conflict with long term goals for this location.



# *Planning Board* Article 38 Report

## CS District to CSX – Marrett Rd

- Planning Board would like Town Meeting to debate merits of this proposed zoning for a period of time tonight.
- We intend to substitute the Motion seeking Town Meeting to refer the matter to the Planning Board.
- If referred, we intend to work closely with the proponent, residents, and other stakeholders to form an interim plan that considers the the existing Comp Plan, 20/20 Vision Committee outreach, Planning Board outreach, and Community input .
- We hope to have a zoning change for action at a 2018 Fall Town Meeting or at the next Annual Town Meeting if consensus is not reached in time for the Fall.



# *Planning Board* Article 38 Report CS District to CSX – Marrett Rd

## PROPOSED:

Richard Canale moves to amend the motion by substituting:

**MOTION:** That, Article 38 – Amend zoning bylaw and map Marrett Road Commercial District, be referred to the Planning Board for further study.