



ARTICLE 37: Zoning Map Amendment Thoreau Depot Business District & Residence C

Planning Board Public Hearing

February 25, 2020

Proposed Changes

Amend the Zoning Map by expanding the Thoreau Depot Business Zoning District boundary and reducing the Residence C Zoning District boundary

- Only effects Assessor Parcels #0180 (143 Sudbury Rd.), #0368 (159 Sudbury Rd.), and #0366 (148-150 Thoreau St.)

ARTICLE 37: Thoreau Depot & Res. C Boundary



Objectives

- Change the traffic pattern for Starbucks
- Create one-way entrance into Starbucks
- A single traffic lane “behind” the building
- One-way exit 113 feet further south on Thoreau St
- Made possible through an easement from the MBTA

History

- Existing TDB Zoning District boundary laid out as an offset from the road right-of-way in 1928
- Not based on property lines or existing uses

ARTICLE 37: Thoreau Depot & Res. C Boundary



- Amend TBD & Res. C District line at 159 Sudbury Rd & 148-150 Thoreau St. by shifting it to the east
- Amend TDB & Res. C District line at 143 Sudbury Rd (gas station) to line up with existing property line



ARTICLE 37: Thoreau Depot & Res. C Boundary

Questions & Comments