



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

Planning Board Pre-Meeting Public Hearing

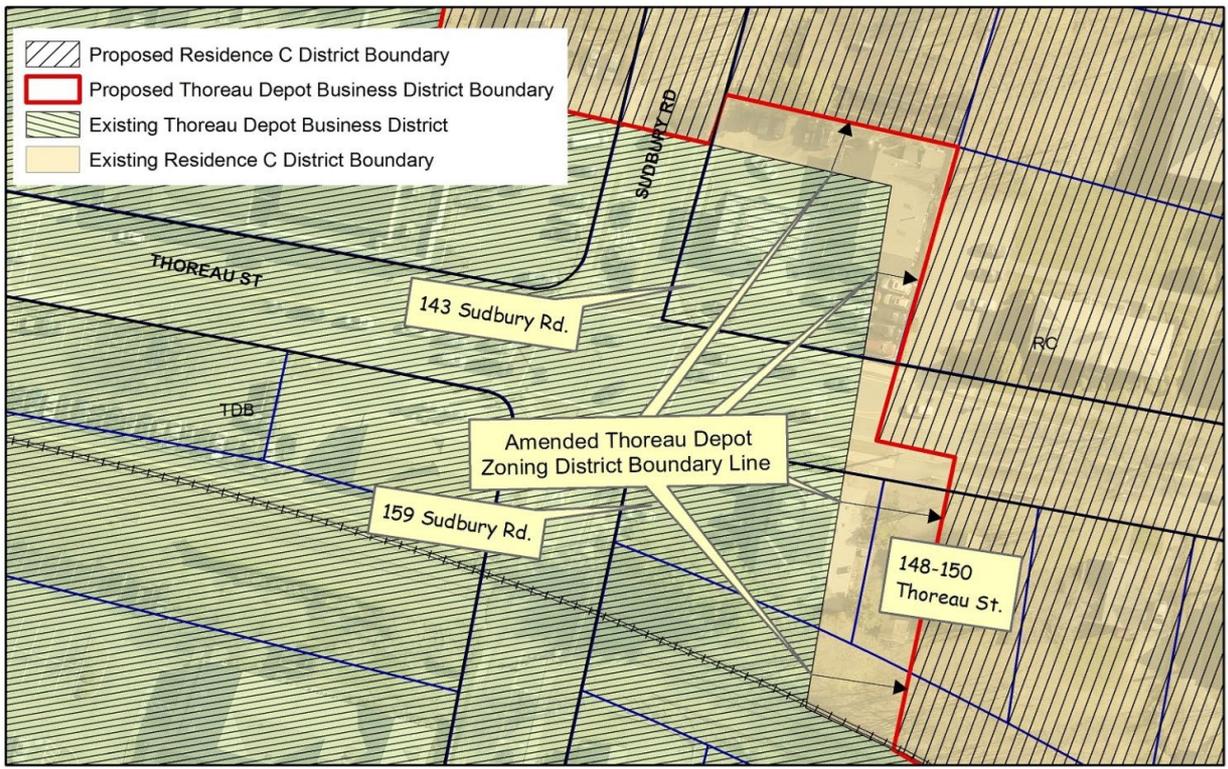
***August 19, 2020***

## 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

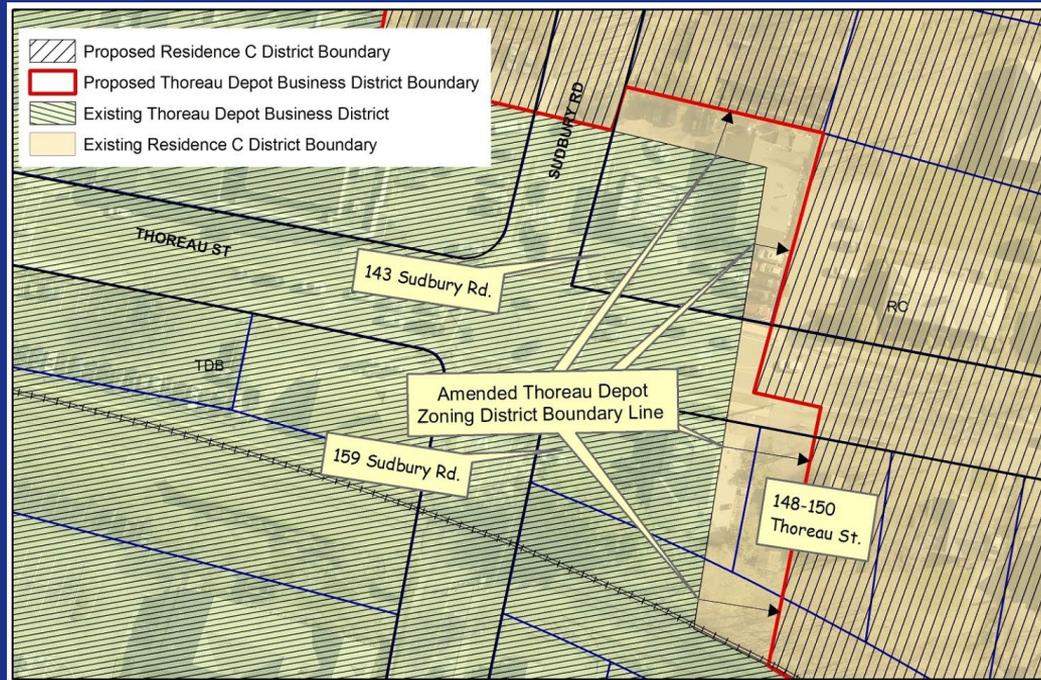
- Change the traffic pattern for Starbucks
- Create one-way entrance into Starbucks
- A single traffic lane “behind” the building
- One-way exit 113 feet further south on Thoreau St
- Made possible through an easement from the MBTA



# 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