

To see if the Town will vote to amend Map No. 1 of the Zoning Map by rezoning the following split-zoned parcels of land as indicated in the table below [*Notes in italic print are not part of the article but are intended for explanation only. Parcel identification numbers are as shown on the 2004 edition of the Acton Town Atlas. Present zoning designations and location identifications are shown for informational purposes only. The present zoning columns show the zoning designation for the parcels' majority land area before the "&" symbols*]:

Parcel Identification	Proposed Zoning	Present Zoning	Location
D-4/4*	R-10/8 & LB	<i>R-10/8 & LB</i>	<i>352 Great Rd.</i>
D-4/17	LB	<i>LB & R-10/8</i>	<i>346 Great Rd.</i>
D-5/25	PCRC	<i>PCRC & R-2</i>	<i>675 Main St.</i>
D-6/3-2	R-10/8	<i>R-10/8 & R-8</i>	<i>21 Triangle Farm Ln.</i>
D-6/3-3	R-10/8	<i>R-10/8 & R-8</i>	<i>10 Triangle Farm Ln.</i>
D-6/3-4	R-10/8	<i>R-10/8 & R-8</i>	<i>20 Triangle Farm Ln.</i>
E-4/2-1	R-10/8	<i>R-10/8 & R-8</i>	<i>163 Nagog Hill Rd.</i>
E-6/2	R-8	<i>R-8 & R-10/8</i>	<i>376 Pope Rd.</i>
E-6/3	R-8	<i>R-10/8 & R-8</i>	<i>380 Pope Rd.</i>
E-6/4	R-8	<i>R-8 & R-10/8</i>	<i>366 Pope Rd.</i>
H-2/127	R-8/4	<i>R-8/4 & R-2</i>	<i>4 Apple Valley Dr.</i>

* Rezone from LB to R-10/8 only the small portion of D-4/4 that abuts parcel D-4/10.
[Parcel D-4/4 is currently split three-ways, two portions in LB (Limited Business) and one portion in R-10/8; this article will change one of the LB-portions to R-10/8, removing one of the splits.]

Or take any other action relative thereto.

SUMMARY

This article performs “clean-up” changes to the zoning map. It consolidates base zoning to a single zoning district on parcels that presently have two zoning districts on them (split-zoned parcels). Split zoning on parcels occurs in two possible ways. First, Town Meeting has in the past established zoning district boundaries along lines that follow brooks or streams, or that follow a line that parallels a street sideline with a defined offset distance, for example 200 feet. This article does not change those zoning boundary lines. Second, Town Meeting has in the past established zoning district boundaries along then-existing parcel lines. Subsequently, the owner(s) have changed or removed parcel boundary lines. Part A of this article includes such parcels, and moves the zoning boundaries on the listed parcels to coincide with their new boundaries. Minimizing the number of split-zoned parcels eases the maintenance and upkeep of the Acton zoning map. For the selected parcels the zoning consolidation does not appear to change the original intent of the zoning map, result in new non-conformities, or measurably change the build-out potential of the parcels.

Direct inquiries to: Roland Bartl, AICP, Town Planner – (978) 264-9636
 Selectman assigned: – E-mail: bos@acton-ma.gov

Board of Selectmen:
Finance Committee:
Planning Board:

- A. To see if the Town will vote to amend Map No. 4 of the Zoning Map (Affordable Housing Overlay District Map) by removing from the Affordable Housing Overlay Sub-Districts A and B the following parcels, or any of its portions in such districts, as listed in the table below [*Notes in italic print are not part of the article but are intended for explanation only. Parcel identification numbers are as shown on the 2004 edition of the Acton Town Atlas. Present overlay zoning sub-districts and location identifications are shown for informational purposes only*]:

Parcel Identification	Present Overlay Zoning Sub-District	Location
B-5/3	<i>B</i>	<i>25 Westford Ln.</i>
B-5/14-1	<i>A</i>	<i>Off Quarry Rd. (end)</i>
B-5/19	<i>B</i>	<i>100 Nagog Pk.</i>
B-5/ 23 and 24	<i>A</i>	<i>111 and 115 Quarry Rd.</i>
B-5/ 28 and 29	<i>A</i>	<i>107 and 119 Quarry Rd.</i>
B-6/20 and B-6/20- 1 through 5	<i>A</i>	<i>31(rear),39,41, and 43 Carlisle Rd. & 2 Marshall Path</i>
C-4/21 and C-4/21- 5 through 92	<i>A</i>	<i>All parcels in the Acorn Park subdivision (Acorn Park Drive and side streets)</i>
C-4/27-1 and C-4/27- 4 through 9	<i>A</i>	<i>2-8 Palmer Ln.</i>
C-5/10 and C-5/10- 2 trough 18	<i>A</i>	<i>1-18 Captain Handley Rd.</i>
C-5/26 and C-5/26- 1 through 5	<i>B</i>	<i>42,46,50,54,60, and 64 Quarry Rd.</i>
C-6/ 8 and 9	<i>A</i>	<i>27 Marshall Path (rear)</i>
C-6/ 15 through 37	<i>A</i>	<i>25 Carlisle Rd. and all parcels in the Marshall Crossing subdivision (Marshall and Blueberry Path)</i>
D-3/5 and D-3/5- 7 through 9	<i>A</i>	<i>208,214,220, and 226 Newtown Rd.</i>
D-4/10	<i>A</i>	<i>350 Great Rd.</i>
D-4/12	<i>A</i>	<i>363 Great Rd.</i>
D-4/ 17 and 17-1	<i>A</i>	<i>346 and 348 Great Rd.</i>
D-4/19	<i>A</i>	<i>361 Great Rd.</i>
D-4/ 23 and 24	<i>A</i>	<i>592 Main St. (rear)</i>
D-4/39	<i>A</i>	<i>354 Great Rd.</i>
D-5/1	<i>A</i>	<i>Meyer Hill Dr.</i>
D-5/19 and D-5/19- 1 through 5	<i>A</i>	<i>687,689,693,697,701,and 705 Main St.</i>
D-5/25	<i>A</i>	<i>675 Main St.</i>
D-5/31	<i>A</i>	<i>362 Pope Rd. (rear)</i>
E-2/237 and E-2/237- 1 through 9	<i>A</i>	<i>All parcels in the Kennedy Est. subdivision (Kennedy Ln.) & 110 Arlington St.</i>
E-2/ 238 and 238-1	<i>A</i>	<i>78 and 80 Charter Rd.</i>

Parcel Identification	Present Overlay Zoning Sub-District	Location
E-2/257- 1 and 2	A	76 and 78(rear) Charter Rd.
E-2/261- 2 and 3	A	121 and 131 Hayward Rd.
E-2/ 262, 272 and 273	A	121 Hayward Rd.
E-3/63 and E-3/63- 1 through 9	A	All parcels in the Washington Drive Ext. subdivision (8-10 Wash.Dr. and McKinley Dr.)
E-3/87 and E-3/87- 65 through 68	A	All parcels in the Glenbrook Run subdivision (Monroe Dr.)
E-3/101	A	75 Hayward Rd.
E-3/109	A	65 Charter Rd. (side)
E-4/45	A	520 Main St.
E-4/75	A	514 Main St. (rear)
E-4/ 85 and 85-1	A	521 and 523 Main St.
E-5/15- 3 through 33	A	Parcels in the Bellows Farm subdivision (off Bellows Farm Rd., Briar Hill Rd.)
E-5/16 and E-5/16- 1 through 18	A	All parcels in the Hearthstone Farm subdivision (Jay Ln.), 85,89, and 97-118 Strawberry Hill Rd., 186 Pope Rd.
E-5/35	A	49 Strawberry Hill Rd.
E-5/35-3	A	88 Esterbrook Rd.
E-5/51 -54 and 55	A	Parcels in the Bellows Farm subdivision (off Bellows Farm Rd.)
E-6/ 2 through 4	A	366,376 and 380 Pope Rd.
E-6/7	A	362 Pope Rd.
F-1/6	A	647 Massachusetts Ave.
F-1/74 -2 through 19 and F-1/132	A	All parcels within the Maple Creek Farm subdivision (Woodfield Rd. & Shady Ln.) and 130 Summer St.
F-1/ 109 and 109-1	A	116 and 118 Summer St.
F-2/106 and F-2/106- 1 through 5	A	463-471 and 477 Massachusetts Ave.
F-2A/11- 1 through 3	B	1-3 Gregory Ln.
F-2A/118	B	294 Arlington St.
F-3/70 and F-3/70- 17 through 26	A	351 and 353 Main St. & 1 and 3-12 Stacy's Way
F-3/90	A	349 Main St. (rear)
F-3/ 122 and 122-1	A	15 Barker Rd. & 2 Stacy's Way
F-3/140	B	248 Main St.
F-3A/56- 1 and 2	A	13 and 19 Wood Ln.
F-4/13-1	A	22 Esterbrook Rd.
F-4/34	A	116 Concord Rd.
F-4/ 37 and 37-5	B	145 Great Rd.
F-4/40 and F-4/40- 1 through 4	A	All parcels in the Concord Place subdivision
F-4/43	A	73 Concord Rd.
F-4/69-1	B	125 Great Rd.

Parcel Identification	Present Overlay Zoning Sub-District	Location
F-5/11-4	A	7 Proctor St.
F-5/ 51 through 59	A	138-160,170 and 180 Pope Rd. & 93 Strawberry Hill Rd.
G-1/ 94 and G-1/94- 1 through 11	A	Parcels in the Colonial Acres IV subdivision (126 Summer St & 1-5, 7,9,11, 13,15 and 17-21 Squirrel Hill Rd.
G-1/ 95 and 96	A	6 and 8 Squirrel Hill Rd.
G-1/107	A	10 Squirrel Hill Rd.
G-1/ 120 and 121	A	23 and 25 Squirrel Hill Rd.
G-1/ 123 and 133	A	12 and 14 Squirrel Hill Rd.
G-1/ 152 and 152-1	A	20 and 22 Squirrel Hill Rd.
G-1/153	A	16 Squirrel Hill Rd.
G-1/ 172 & 173	A	16 (side) and 18 Squirrel Hill Rd.
G-2/192 and G-2/192- 1 through 4	A	All parcels n the McGovern Estates subdivision (21-26 Overlook Dr. & 69 Robbins St.)
G-2/193 and G-2/193- 1 through 14	A	Parcels in the Meadow View subdivision (14-18, Prescott Rd. & 7-19 Overlook Dr.)
G-2/194- 1, 2 and 4	A	Parcels in the Meadow View subdivision (7,11 and 13 Overlook Dr.-rear)
G-2A/11 -1 through 3	A	Parcels in the Tupelo Place subdivision (3-6 Tupelo Way)
G-2A/18 and G-2A/18- 1 through 5	A	Parcels in the Tupelo Place subdivision (7-13 Tupelo Way)
G-3/1	B	246 Main St.
G-3/12	A	332 Massachusetts Ave.
G-3/ 13 and 13-1	A	10 and 12 Barker Rd.
G-3/14	A	16 Barker Rd.
G-3/65	A	84 Piper Rd.
G-3/65- 1 through 17	A	Parcels in the Piper Ridge subdivision (4-14 Farmstead Way & 1-6 Anders Way)
G-3/66	A	92 Piper Rd.
G-3/69	A	80 Piper Rd.
G-3/69 -1 and 2	A	2 and 4(side) Farmstead Way
G-3/ 73 through 75	A	2A and 2B Farmstead Way & 74 Piper Rd.
H-2/7, H-2/7- 4 through 6, 8 through 15, and 17	A	Parcels in the Meadow View subdivision (1-12 Prescott Rd. & 1-5 Overlook Dr.)
H-3/ 73 and H-3/73- 1 and 2	A	Parcels in the Maddy Lane subdivision (220 School St. & 4 and 6 Maddy Ln.)
H-3B/72	B	61 Main St.
H-3B/81	B	59 Main St.
H-3B/83	B	2 Farley Ln.
H-3B/88 and H-3B/88- 4 through 9	B	83 High St, 9-13 Conant St., & 3 and 4 Farley Ln.
H-4/68 and	A	Parcels in the Maddy Lane subdivision

Parcel Identification	Present Overlay Zoning Sub-District	Location
H-4/68- 1 through 5		<i>(222 School St. & 1,3,5, 7, and 8 Maddy Ln.</i>
H-4/73 and H-4/73- 1 through 9	<i>A</i>	<i>All parcels in the Lupine Path subdivision (Guswood Rd. & 244 and 246 School St.), & 230 and 234 School St.</i>
H-4/116-3, H-4/ 127 and 128, and H-4/128- 1 through 55	<i>A</i>	<i>All parcels in the Laws Brook Village subdivision (Lexington Dr.)</i>
I-2/ 8 through 10	<i>B</i>	<i>45 and 47 (rear) Main St.</i>
I-2/ 62, 62-1, and 62-2	<i>A</i>	<i>44,46, and 48 Conant St.</i>
I-3/32 and I-3/32- 1 through 3	<i>A</i>	<i>All parcels in the Parmley Dr. subdivision</i>
I-3/101 and I-3/101- 1 through 10	<i>A</i>	<i>176, 180,186,190,194,198,202,204, and 206 High St. & 177 and 181 Parker St.</i>
I-3/ 124 and 124-1	<i>A</i>	<i>183 and 185 Parker St.</i>
J-3/60 and J-3/60- 1 through 16	<i>B</i>	<i>All parcels in the Westside Village subdivision (Westside Dr.)</i>

Or take any other action relative thereto.

SUMMARY

This article performs “clean-up” changes to the zoning map. It removes the Affordable Housing Overlay District designation from land that was developed without using the optional affordable housing provisions of the zoning bylaw, has become subject to a conservation restriction, became Town property for conservation or recreation purposes, or otherwise became unavailable for further development. The Affordable Housing Overlay District, with its Sub-Districts A and B, was adopted in 1990 in an effort to encourage the production of affordable housing through local zoning incentives. This effort has only been minimally successful. Many land areas included in the Affordable Housing Overlay District were developed without using the affordable housing incentive. Where land is now fully developed without reliance on the Affordable Housing Overlay District, the overlay district designation no longer makes sense. It is confusing to homeowners, potential home buyers, and real estate agents, and it creates a false sense of affordable housing development potential. Parcels with remaining development potential and parcels that were developed with the use of the Affordable Housing Overlay District incentives are not included in this article and stay within the Affordable Housing Overlay District.

Direct inquiries to: Roland Bartl, AICP, Town Planner – (978) 264-9636
 Selectman assigned: – E-mail: bos@acton-ma.gov

Board of Selectmen:
Finance Committee:
Planning Board:

To see if the Town will vote to amend Map No. 4 of the Zoning Map (Affordable Housing Overlay District Map) by reassigning the Affordable Housing Overlay Sub-District designation of the following parcels of land as indicated in the table below [*Notes in italic print are not part of the article but are intended for explanation only. Parcel identification numbers are as shown on the 2004 edition of the Acton Town Atlas. Present overlay zoning sub-districts and location identifications are shown for informational purposes only. "Partial" means that the majority of the parcels' land area is in the denoted zoning district.*]:

Parcel Identification	Proposed Overlay Zoning Sub-District	Present Overlay Zoning Sub-District	Location
C-5/90-5	B	<i>B (partial)</i>	<i>76 Harris St.</i>
D-6/3-2	A	<i>A (partial)</i>	<i>21 Triangle Farm Ln.</i>
D-6/3-3	A	<i>A (partial)</i>	<i>10 Triangle Farm Ln.</i>
D-6/3-4	A	<i>A (partial)</i>	<i>20 Triangle Farm Ln.</i>
E-4/2-1	A	<i>A (partial)</i>	<i>163 Nagog Hill Rd.</i>
F-2/138	B	<i>B (partial)</i>	<i>10 Hennessey Dr.</i>
F-2A/11-4	A	<i>B</i>	<i>4 Gregory Ln.</i>
H-2/66	A	<i>A (partial)</i>	<i>116 Stow St.</i>
H-2/127	A	<i>A (partial)</i>	<i>4 Apple Valley Dr.</i>
J-3/15-1	A	<i>A (partial)</i>	<i>12 Dunham Ln.</i>
J-3/15-4	A	<i>A (partial)</i>	<i>13 Dunham Ln.</i>
J-3/15-6	A	<i>A (partial)</i>	<i>11 Dunham Ln.</i>
J-3/15-7	A	<i>A (partial)</i>	<i>9 Dunham Ln.</i>
J-3/15-8	A	<i>A (partial)</i>	<i>7 Dunham Ln.</i>
J-3/15-10	A	<i>A (partial)</i>	<i>5 Dunham Ln.</i>

Or take any other action relative thereto.

SUMMARY

This article performs “clean-up” changes to the zoning map. It consolidates zoning on split-zoned parcels in the Affordable Housing Overlay District (Sub-District A or Sub-District B) to include them entirely within that District. Since the adoption of the Affordable Housing Overlay District, split zoning occurred as a result of the relocation or elimination of parcel boundaries. The zoning consolidation on the selected parcels does not appear to change the original intent of the zoning map, result in new non-conformities, or measurably change the build-out potential of the parcels. One parcel (F-2A/11-4) is changed from Sub-District B to Sub-District A reflecting its incorporation into an abutting development that used the parcel’s additional acreage to create affordable housing under Sub-District A standards.

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