



Town of Lancaster
Office of the Board of Selectmen
701 Main Street, Suite 1
Lancaster, MA 01523

Jason A. Allison, Chairman
Jay M. Moody, Clerk
Alexandra W. Turner Member

Orlando Pacheco, Town Administrator
Kathleen A. Rocco, Executive Assistant

MEMO

To: Planning Board

From: Orlando Pacheco, Town Administrator

Date: November 16, 2021

Re: North Lancaster Zoning Change Article

At the regular meeting of the Board of Selectmen on Monday November 15, 2020, The Board has voted to propose a zoning change from Residential to Enterprise as noted on the enclosed map, which Map 8 Lot 45 of the Lancaster Assessor's Map. The subject property is owned by 702 LLC/Capital Group Properties.

The article is essentially the same as what was previously before the Planning Board as a Citizen's petition that was referred back to the Planning Board from the Annual Town Meeting on June 21, 2021.

Should you have any additional follow up requests for information please do not hesitate to reach out to the Selectboard Office.

Encl:
Proposed Zoning Article Language
Zoning Change Map

C:
Town Clerk
Economic Development Committee
ZBA
BOS
AHT

LANCASTER TOWN CLERK
RCUD 2021 NOV 16 AM 11:42

**PROPOSED AMENDMENT
TO TOWN OF LANCASTER OFFICIAL ZONING MAP**

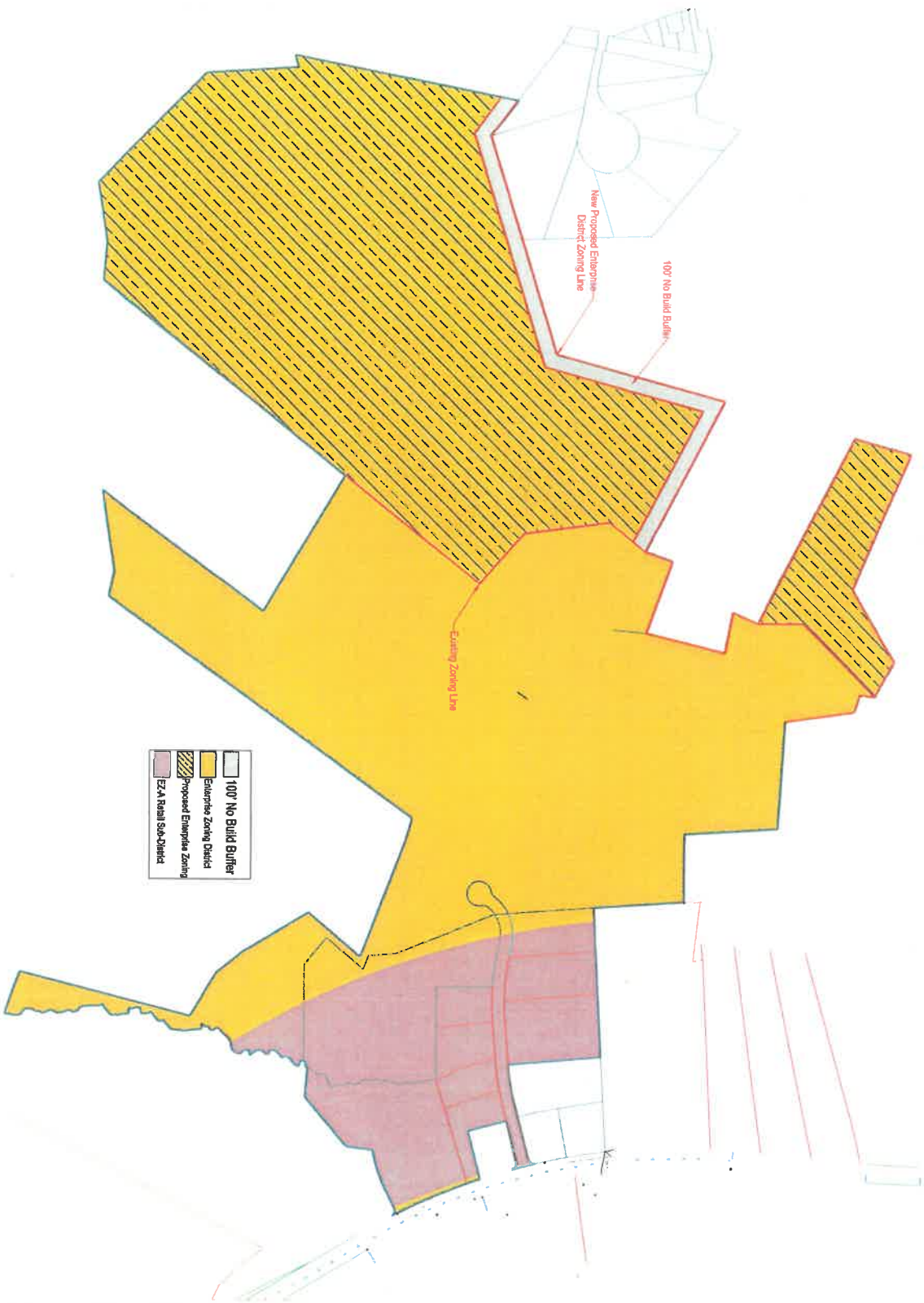
To see if the Town will vote to amend the Official Zoning Map of the Town of Lancaster referenced in § 220-5 of The Zoning Lancaster Bylaws of the Town of Lancaster and attached as 220 Attachment 2 to said Bylaws by changing the zoning district of the below-described land from the Residential District to the Enterprise District.

The land subject to this change is described as follows:

A portion of Assessors' Map 8, Lot 45 currently situated in the Residential District and bounded as follows:

- | | |
|-----------|---|
| EASTERLY | by another portion of Assessors' Map 8, Lot 45 situated in the Enterprise District and by the westerly borders of Assessors' Map 9, Lot 4 and Assessors' Map 13, Lots 5 and 10; |
| SOUTHERLY | by the northerly border of Assessors' Map 13, Lot 10; |
| WESTERLY | by the northerly border of Assessors' Map 13, Lot 10 and the easterly border of Assessors' Map 13, Lot 1; |
| NORTHERLY | by the southerly borders of Assessors' Map 8, Lots 39, 39A, 37H and 37F; the easterly borders of Assessors' Map 8, Lots 40E, 40D and 40C and the southerly borders of Assessors' Map 8, Lots 43 and 44. |

Being the same land shown as "Proposed Enterprise Zone" and "100' No Build Buffer" on a sketch entitled "Proposed Re-Zoning Plan, Lancaster, MA" which also shows the land's northern boundary as "New Proposed Enterprise District Zoning Line".



	100' No Build Buffer
	Enterprise Zoning District
	Proposed Enterprise Zoning
	EZA Rural Sub-District

Proposed Re-Zoning Plan Lancaster, MA

General Notes

No.	Review/Issue	Date
Project Name and Address _____ _____		
Project Name and Address _____ _____		
Project		