

**ZONING ARTICLE #6 – Rezoning of Parcels**

**ARTICLE XX:** To see if the Town will vote to amend the Zoning Map for certain parcels as follows, or take any other action relative thereto:

1. Amend the Zoning Map, by rezoning the following parcel from R25 Residential, to B2 Business, HMOD1 Hotel/Motel Overlay District 1, and ROAD Revitalization Overlay Architectural District:

**Map 30, Parcel 222**

2. Amend the Zoning Map, by rezoning the following parcel from R40 Residential, to B1 Business:

**Map 121, Parcel 86**

**Explanation:** This Article rezones two properties to help facilitate development or redevelopment.

The first parcel is a vacant residential lot located at 17 Berry Avenue, adjacent to a small vacant commercial lot at the corner of Route 28 and Berry Avenue, and across Berry Avenue from other commercial development (the 99 Restaurant). Rezoning of this parcel may promote commercial development on one or both of these vacant parcels.

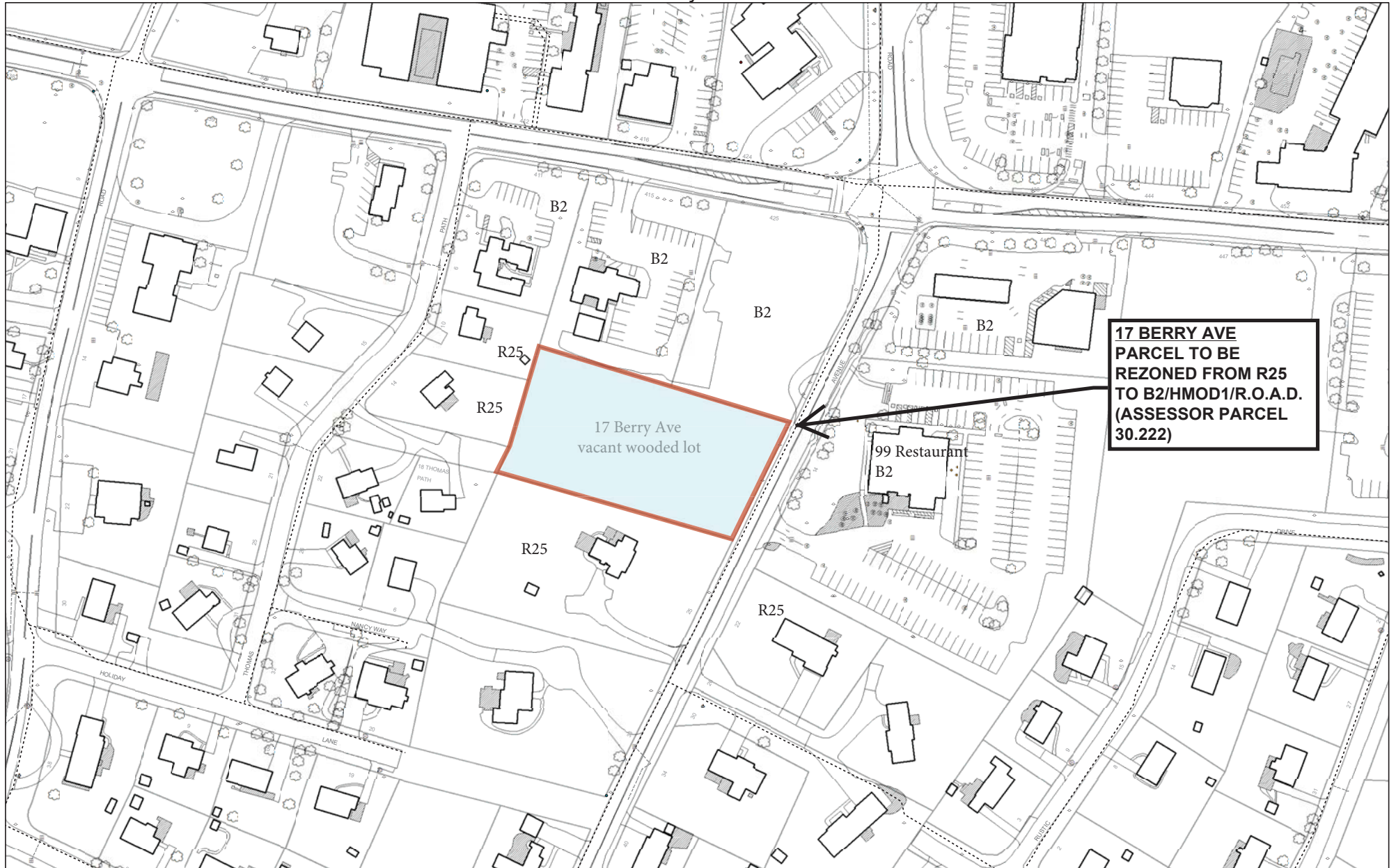
The second parcel is located behind 125 Route 6a and contains the parking area for the existing business along Route 6a (formerly Dennis Partners, currently vacant). The two parcels serving this business have mixed zoning with B1 business along Route 6a and residential in the parking area. This Article would foster redevelopment by eliminating the complications and restrictions associated with mixed zoning.

**Requires 2/3rds Vote**

Selectmen Recommend (X-X)  
Finance Committee (X-X)

(Planning Board)

17 Berry Avenue



**17 BERRY AVE  
PARCEL TO BE  
REZONED FROM R25  
TO B2/HMOD1/R.O.A.D.  
(ASSESSOR PARCEL  
30.222)**

125 Route 6A

