



Town of Shirley

7 KEADY WAY – SHIRLEY, MASSACHUSETTS - 01464-2812

For Additional Information, please contact
Patrice Garvin, Town Administrator
978-425-2600, x121 or pgarvin@shirley-ma.gov

**Documents Accompanying Town of Shirley Planning Board Legal Notice
For February 4, 2015 Public Hearing Regarding Proposed Changes to the Zoning Bylaw**

Articles 1-5 for STM 02-23-2015 Warrant

ARTICLE 1: Amend Article 1.4 “Zoning Districts” of the Zoning Bylaw

To see if the Town will vote to amend Article 1.4 “Zoning Districts,” of the Zoning Bylaw of the Town of Shirley as set forth below, with text to be inserted shown by underlining and text to be deleted shown by strikethrough, or take any other action relative thereto.

Section 1.4 Zoning Districts

The Town of Shirley is hereby divided into the following classes of districts to be known as:

R-R Rural Residential

R-1 Residential-1

R-2 Residential-2

R-3 Residential-3

SV Shirley Village Business District

NSV North Shirley Village Business District

~~GRW Great Road West Mixed Use District~~

~~GRE Great Road East Mixed Use District~~

LRC Lancaster Road Commercial

I Industrial

MXD Mixed Use District

Summary: The Zoning Bylaws are being amended to add Mixed Use District. The Town currently has “Great Road West” and “Great Road East” Mixed Use Districts. The Town is seeking to standardize the Mixed Use Regulations and create a single Mixed Use District that will apply to current Mixed Use parcels and additional parcels to be rezoned from Residential to Mixed Use .

A two-thirds majority vote is required for passage of this article.

Sponsored by:

**PLANNING BOARD
ECONOMIC DEVELOPMENT COMMITTEE**

**Board of Selectmen:
Finance Committee:**

Documents Accompanying
Planning Board Legal Notice for 2/4/15 Zoning Bylaw Public Hearing

Town of Shirley Special Town Meeting
February 23, 2015



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ARTICLE 2: Insert Section 1.8 “Electronic Copies” of Plans

To see if the Town will vote to insert Article 1 under “General Provision,” of the Zoning Bylaw of the Town of Shirley, or take any other action relative thereto.

Section 1.8 Electronic copies- All plans which show any lot line changes shall also be submitted in a digital format acceptable to the Planning Board and the Assessor’s Office.

Summary:

A two-thirds majority is required for passage of this article.

Sponsored by:

**PLANNING BOARD
BOARD OF ASSESSORS**

Board of Selectmen:

Finance Committee:

ARTICLE 3: Amend Section(s) 3.7-3.8 District Regulations

To see if the Town will vote to amend Section 3.7-3.8, “District Regulations” of the Zoning Bylaw of the Town of Shirley as set forth below, with text to be inserted shown by underlining and text to be deleted shown by strikethrough, or take any other action relative thereto.

~~3.7. Great Road West Mixed-Use District (revised 06/08/2009)~~

~~The purposes of the Great Road West Mixed-Use District are to encourage the development of a small, economically viable village node with low impact uses, to provide a limited mix of goods and services to local residents, and to protect an environmentally sensitive area.~~

3.7.1 Use Regulations

- a. Permitted Commercial Uses:
1. Retail store

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- ~~2. Retail sale of baked goods and manufacture of same for sale on the premises~~
 - ~~3. Personal service, such as a barber and beauty shop, shoe and hat repair, dressmaking, tailor shop where no work is done on the premises for retail outlets elsewhere~~
 - ~~4. Restaurant for the serving of food or beverages inside the premises or outside but on the premises, such as at tables on an adjoining deck or patio, excluding drive-through service~~
 - ~~5. Shop for custom work involving the manufacture of articles to be sold on premises; or shop and display area of an upholsterer, cabinet-maker or similar craftsman receiving customers on the premises~~
 - ~~6. Banking or Automated Teller Machine, where public access is available only from within a building and is operated in connection with other uses in the same building~~
 - ~~7. Professional or business office~~
 - ~~8. Accessory uses customarily incidental to a permitted commercial use, in accordance with Section 2.5~~
 - ~~9. Business Service Establishment~~
 - ~~10. Take-out food establishment or delicatessen where food is prepared and sold at retail but not consumed on the premises, but not including drive-through service~~
 - ~~11. Shop of an electrician, painter, paper hanger, plumber, upholsterer, carpenter, cabinet maker, general appliance repair person, or of a person engaged in a similar occupation~~
 - ~~12. Bank~~
- b. ~~Permitted Residential and Accessory Uses~~
- ~~1. Dwelling combined with a permitted commercial use~~
 - ~~2. Up to two dwelling units above the ground floor of a building occupied principally by permitted commercial uses~~
 - ~~3. Home professional office, home personal service, subject to Section 4.6~~
 - ~~4. Bed and breakfast~~
- c. ~~Uses Allowed by Special Permit from the Planning Board~~
- ~~1. Permitted or Special Permitted commercial uses or mixed-uses in more than one principal building on the same lot~~
 - ~~2. Multi-family housing, subject to Section 4.1~~
 - ~~3. A grocery store or supermarket, not exceeding 80,000 square feet of net floor area~~
 - ~~4. Assisted living facility~~
 - ~~5. Detached single-family dwelling~~
 - ~~6. Accessory uses customarily incidental to a Special Permitted commercial or residential use, in accordance with Section 2.5~~
 - ~~7. Private and commercial communication towers and antennas for radio, television, and/or wireless telecommunications, subject to Section 4.15~~
 - ~~8. Dry cleaning and pressing or tailor shop~~



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9. Sale of automobiles and trucks, accessories, farm equipment, aircraft, motorcycles, and camping trailers
10. Auto filling stations, service stations and repair shops (not including junkyards) provided that there shall be no storage of automobiles on the premises other than those in the process of or awaiting repair or awaiting delivery or pickup after repair
11. Contractor's yard

3.7.2 Density and Dimensional Regulations

- a. Minimum Lot Area: _____
 1. Single-family _____ 20,000 square feet
 2. Two-family _____ 30,000 square feet
 3. Multi-family _____ Subject to Section 4.1
 4. Other uses _____ 40,000 square feet
- b. Minimum Frontage: _____ 100 feet
- c. Minimum Yard Setbacks:
 1. Front: _____ 20 feet
 2. Side: _____ 15 feet
 3. Opposite Side: _____ 30 feet
 4. Rear: _____ 50 feet
- d. Maximum Front Yard Setback: _____ 40 feet
- e. Lot Width: _____ 100 feet
- f. Building & Use Intensity
 1. Max. Height (Feet): _____ 35 feet
 2. Maximum Number of Stories: _____ 2.5 stories
 3. Maximum Lot Coverage: _____ 60%
 4. Maximum Building Coverage: _____ 20%
 5. Maximum Floor Area Ratio: _____ .45
 6. Minimum Open Space % Lot Area _____ 40%

~~3.8. Great Road-East Mixed-Use District [Note: No parcels placed within district boundaries at 11/01/05 STM]~~



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~~The purposes of the Great Road-East Mixed-Use District are to provide for a mix of housing and a range of small- to medium-scale commercial businesses in a gateway area along Route 2A.~~

3.8.1 Use Regulations

~~a. Permitted Commercial Uses. The following uses are permitted, subject to a maximum net floor area per individual business establishment of 5,000 square feet:~~

- ~~1. Retail store~~
- ~~2. Retail sale of baked goods and manufacture of same for sale for sale on the premises~~
- ~~3. Professional or business office~~
- ~~4. Bank, including drive-through service~~
- ~~5. Restaurant for the serving of food or beverages inside the premises or outside but on the premises, such as at tables on an adjoining deck or patio, excluding drive-through service~~
- ~~6. Take-out food establishment or delicatessen where food is prepared and sold retail but not consumed on the premises, excluding drive-through service~~
- ~~7. Shop for custom work involving the manufacture of articles to be sold on premises; or shop and display area of an upholsterer, cabinet-maker or similar craftsman receiving customers on the premises~~
- ~~8. Dry cleaning and pressing or tailor shop, but not including work done on the premises for retail outlets elsewhere~~

~~b. Permitted Residential and Accessory Uses~~

- ~~1. Dwelling combined with a permitted commercial use~~
- ~~2. Up to two dwelling units above the ground floor of a building occupied principally by permitted commercial uses~~
- ~~3. Home professional office, home personal service, subject to Section 4.6~~
- ~~4. Bed and breakfast~~

~~c. Uses Allowed by Special Permit from the Planning Board~~

- ~~1. For permitted commercial uses, occupancy by an individual business establishment of more than 5,000 square feet, but in no event more than 10,000 square feet~~
- ~~2. Permitted or Special Permitted commercial uses or mixed-uses in more than one principal building on the same lot~~
- ~~3. Multi-family housing, subject to 4.1~~



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4. Veterinary clinic or animal hospital
5. Private and commercial communication towers and antennas for radio, television, and/or wireless telecommunications, subject to Section 4.15

3.8.2 Dimensional and Use Intensity Regulations

a. Minimum Lot Area: _____

1. Single family _____ 20,000 square feet
2. Two family _____ 30,000 square feet
3. Multi family _____ Subject to Section 4.1
4. Other uses _____ 40,000 square feet

b. Minimum Frontage: _____ 100 feet

c. Minimum Yard Setbacks:

1. Front: _____ 20 feet
2. Side: _____ 15 feet
3. Opposite Side: _____ 30 feet
4. Rear: _____ 50 feet

d. Maximum Front Yard Setback: _____ 40 feet

e. Lot Width: _____ 100 feet

f. Building & Use Intensity

1. Max. Height (Feet): _____ 35 feet
2. Maximum Number of Stories: _____ 2.5
3. Maximum Lot Coverage: _____ 65%
4. Maximum Building Coverage: _____ 20%
5. Maximum Floor Area Ratio: _____ .45
6. Minimum Open Space % Lot Area: _____ 35%

3.7. Mixed Use District

The purpose of the District is to allow a diversity of land uses in close proximity, within a limited area; to promote a balance of land uses; to facilitate development proposals responsive to current and future market conditions; to facilitate integrated physical design; and to encourage interaction



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among activities located within the District. The Town of Shirley through this provision plans to promote and carefully expand controlled development of a small, economically viable commercial areas with low-impact uses, to provide a limited mix of goods and services to local residents to protect open space, residential and any environmentally sensitive areas.

The regulations listed below are subject to other requirements of this Bylaw, including section 2.8 (Protective Overlay Districts), section 4.12 (Flood Plain Protection Overlay District) and section 4.13 (Water Supply and Wellhead Protection Overlay District) of this Bylaw, which may be more restrictive.

3.7.1 Use Regulations

a. Permitted Commercial Uses:

1. Retail store
2. Retail sale of baked goods and manufacture of same for sale on the premises
3. Personal service, such as a barber and beauty shop, shoe and hat repair, dressmaking, tailor shop where no work is done on the premises for retail outlets elsewhere.
4. Restaurant for the serving of food or beverages inside the premises or outside but on the premises, such as at tables on an adjoining deck or patio.
5. Shop for custom work involving the manufacture of articles to be sold on premises; or shop and display area of an upholsterer, cabinet-maker or similar craftsperson receiving customers on the premises
6. Banking or Automated Teller Machine, where public access is available only from within a building and is operated in connection with other uses in the same building.
7. Professional or business office
8. Accessory uses customarily incidental to a permitted commercial use, in accordance with Section 2.5
9. Business Service Establishment
10. Take-out food establishment or delicatessen where food is prepared and sold at retail but not consumed on the premises.
11. Shop of an electrician, painter, paper hanger, plumber, upholsterer, carpenter, cabinet maker, general appliance repair person, or of a person engaged in a similar occupation.
12. Bank

b. Permitted Residential and Accessory Uses

1. Dwelling combined with a permitted commercial use
2. Up to two dwelling units above the ground floor of a building occupied principally by permitted commercial uses.
3. Home professional office, home personal service, subject to Section 4.6
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c. Uses Allowed by Special Permit from the Planning Board

1. **Permitted or Special Permitted commercial uses or mixed-uses in more than one principal building on the same lot**
2. **Multi-family housing, subject to Section 4.1**
3. **A grocery store or supermarket, not exceeding 100,000 square feet of net floor area**
4. **Assisted living facility**
5. **Detached single-family dwelling**
6. **Accessory uses customarily incidental to a Special Permitted commercial or residential use, in accordance with Section 2.5**
7. **Private and commercial communication towers and antennas for radio, television, and/or wireless telecommunications, subject to Section 4.15**
8. **Dry cleaning and pressing or tailor shop**
9. **Sale of automobiles and trucks, accessories, farm equipment, aircraft, motorcycles, and camping trailers**
10. **Auto filling stations, service stations and repair shops (not including junkyards) provided that there shall be no storage of automobiles on the premises other than those in the process of or awaiting repair or awaiting delivery or pickup after repair.**
11. **Contractor's yard**
12. **Drive through for any permitted use**

3.7.2 Density and Dimensional Regulations

a. Minimum Lot Area:

1. **Single-family 20,000 square feet**
2. **Two-family 30,000 square feet**
3. **Multi-family Subject to Section 4.1**
4. **Other uses 40,000 square feet**

b. Minimum Frontage: 100 feet

c. Minimum Yard Setbacks:

1. **Front: 20 feet**
2. **Side: 15 feet**
3. **Opposite Side: 30 feet**
4. **Rear: 50 feet**

d. Maximum Front Yard Setback: Not Applicable

e. Lot Width: 100 feet



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f. Building & Use Intensity

1. **Max. Height (Feet): 35 feet**
2. **Maximum Number of Stories: 2.5 stories**
3. **Maximum Lot Coverage: 65%**
4. **Maximum Building Coverage: 20%**
5. **Maximum Floor Area Ratio: .45**
6. **Minimum Open Space % Lot Area: 35%**

3.7.3 Open Space Requirements

For purposes of this Section, open space shall mean a portion of a lot or other area of land associated with a building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated, and at times to the general public, but may include a limited proportion of space so located and treated as to enhance the amenity of development by providing landscaping features, screening or buffering for the occupants or neighbors or a general appearance of openness. Open space may include parks, plazas, lawns, landscaped areas, decorative plantings, pedestrian ways, active and passive recreational areas. Minimum open space requirements will be established by the Planning Board for each development location during site plan review and with special consideration given to potential residential abutters. Refer to section 3.7.2 f.

For any conflict of this section and other sections in the by-law, the more restrictive regulations shall apply in order to adequately protect the rights of abutters

3.7.4 Vehicular Access, Parking and Loading

a. Access.

Buildings erected in the Mixed Use Districts need not be located on lots which have frontage on a street. However, provisions for access to all buildings by emergency and service vehicles in lieu of public street access shall be made possible by the layout and design of driveways, interior service roads, or pedestrian and bicycle circulation corridors not normally open to vehicular traffic to the reasonable satisfaction of the Town of Shirley Fire Department and any related entities having jurisdiction.

b. Parking.



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Each development shall provide enough parking spaces either on or off the lot within the District to satisfy the requirements as outline in section 5 of this by-law and Planning Board determination of need.

c. Loading Requirements.

It is the intent of this section that sufficient off-street loading facilities be constructed within the District to meet the needs of users located therein. Loading space(s) should not interfere with traffic flow. To be determined by section 5 of this by-law and the Planning Board or other entity having jurisdiction, during site plan review.

d. For any conflict of this section and other sections in the by-law, the more restrictive regulations shall apply in order to adequately protect the rights of abutters

3.7.5 Landscaping, Buffering, Lighting

a. In Shopping Centers and Office Parks, landscaping shall be provided and maintained in accordance with planting approved by the Planning Board and incorporated as part of the plans on which the Permit based.

b. Landscaping shall be provided and maintained in front and side yards abutting public ways for aesthetic reasons to break up lines of buildings and for screening accessory facilities under the requirements discussed below. Specifically, in all Districts, landscape screening shall be provided adjacent to:

1. Abutting existing residential properties where a side or rear lot line of a development adjoins a residential district or an existing residential use within the same district the following buffer requirements shall apply:

a. A strip of land not less than fifty (50) feet from such side or rear lot lines shall be provided.

b. Such strip shall contain a continuous screen of planting of vertical habit in the center of the strip not less than three (3) feet in width and six (6) feet in height at the time of occupancy so as to maintain a dense screen year round.

c. At least 50% of the plantings shall consist of evergreens and shall be evenly spaced along the length of the buffer strip.



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- d. In lieu of continuous planting, a solid brick, stone or wood fence of a design approved by the Planning Board, or a planted earthen berm of a design approved by the Planning Board may be established and maintained with plantings in an amount no less than 20 % of the amount required above.
2. Abutting limited access highways in addition to the landscaping in front and side yards mentioned above.

Landscape screening shall consist of planting, including evergreens, the plantings to be of such height depth as is needed to screen adequately from view from abutting area any unshielded light source, either inside or outside.
3. In the designated mixed use areas, outdoor lighting including lighting on the exterior of a building or lighting in parking areas, shall be arranged to minimize glare and light spilling over the neighboring properties. Except for low level intensity pedestrian lighting shall be designed and located so that:
 - a. The luminaire (LED) has an angle of cutoff less than 76 degrees;
 - b. A line drawn from the height of the luminaire (LED) along the angle of cutoff intersects the ground at a point within the development site;
 - c. The bare light bulb, lamp or light source is completely shielded from direct view at any point five feet above the ground on neighboring properties or streets.
 - d. Lighting shall be directional to preclude light pollution of neighbors or the night sky, Dark Sky lighting is required. Refer to Town of Shirley Lighting By-law
4. For any conflict of this section and other sections in the by-law, the more restrictive regulations shall apply in order to adequately protect the rights of abutters

Summary: This section merges the Use Regulations for the current West and East Great Road Mixed Use Districts into Regulations for a uniform Mixed Use District. This Article is designed to establishing controls which will facilitate development while protecting the public interest; by setting regulations which limit the aggregate amount of development within the District and set other district wide requirements while permitting flexible development scale and configuration on individual lots within the District; by allowing a broad set of land uses within the District; by encouraging development of appropriate density for each



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class of land use; and giving property owners controls options for their respective parcels in each proposed mixed use district.

A two-thirds vote is required for passage of this article.

Sponsored by:

**PLANNING BOARD
ECONOMIC DEVELOPMENT COMMITTEE**

**Board of Selectmen:
Finance Committee:**

ARTICLE 4: Amend Section 13 “Description of District Boundaries”

To see if the Town will amend Section 13 of the Shirley Zoning Bylaw – Description of District Boundaries as such or take any other action relative thereto:

- a.) Within the Commercial district first paragraph “(4) Areas” and replace with “(3) areas”, and delete “Great Road West Mixed-Use District,”
- b.) Within the Commercial District section **delete the following paragraph:**

“Great Road West Mixed-Use District: starting on the northerly side of Great Road (Rte. 2A) at the juncture with Going Road; thence northerly along the western property line of Assessors’ Parcel 77-A-5.1 as shown on the Assessors’ Maps dated January 1, 2005; thence southerly to the rear property line of Parcel 78-A-2; thence easterly along Parcel 78-A-2 and 78-A-3; thence southerly along property line of Parcel 78-A-3 to the center line of Great Road (Rt 2A); thence easterly to the eastern most property line of Parcel 73-A-4; thence southerly along the property lines of Parcel 73-A-4, 73-A-1; thence westerly along the property line of Parcel 73-A-1 73-A-1.2 to the AT&T easement, then westerly along the southern most property line of Parcel 76-B-3.1 until said line comes to the eastern most property line of 75-A-3.1; thence northeasterly along the property line of Parcel 75-A-3.1 to Going Road; thence easterly along Going Road to the starting point at the juncture of Great and Going Roads. *(Description amended to include Parcel 77-A-5.1 06-12-06)”*

- c.) Between the Commercial and Industrial district Sections **add a new section** with the following language:

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The Mixed Use district occurs in five (5) areas and they are identified as: Great Road West Mixed Use District, Great Road Central Mixed Use District, Great Road East (1) Mixed-Use District, Great Road East (2) Mixed-Use District and Lancaster Road Mixed-Use District:

Great Road West Mixed-Use District: starting on the northerly side of Great Road (Rte. 2A) at the juncture with Going Road; thence northerly along the western property line of Assessors' Parcel 77-A-5.1 as shown on the Assessors' Maps dated January 1, 2005; thence southerly to the rear property line of Parcel 78-A-2; thence easterly along Parcel 78-A-2 and 78-A-3; thence southerly along property line of Parcel 78-A-3 to the center line of Great Road (Rt 2A); thence easterly to the eastern most property line of Parcel 73-A-4; thence southerly along the property lines of Parcel 73-A-4, 73-A-1; thence westerly along the property line of Parcel 73-A-1 73-A-1.2 to the AT&T easement, then westerly along the southern most property line of Parcel 76-B-3.1 until said line comes to the eastern most property line of 75-A-3.1; thence northeasterly along the property line of Parcel 75-A-3.1 to Going Road; thence easterly along Going Road to the starting point at the juncture of Great and Going Roads. *(Description amended to include Parcel 77-A-5.1 06-12-06)*

An expansion of the district will include parcels 73-A-1.3, 73-A-1.5, 74-A-18, 74-A-18.3, 75-A-3, 75-A-3.1, 75-A-3.2, 75-A-3.21, 75-A-4, 76-A-3, 76-A-4, 76-B-1, 76-B-2, 77-A-4, 77-A-5 as shown on the Assessors maps dated January 1, 2014. On parcels 77-A-4 and 77-A-5 on the south westerly portion of the parcels the district boundary will extend to the center line of Great Road. On parcels 76-A-3 and 76-A-4 the north boundary will be to the centerline of Great Road and the southerly boundary will extend to the center line of Going Road. On parcels 75-A-3.1, 76-B-1, and 76-B-2 the north boundary will be to the centerline of Going Road. On parcels 74-A-18.3, 74-A-18, 75-A-3.21, 75-A-3.2 and 75-A-3.1 the southern boundary will be the centerline of Little Turnpike.

Great Road Central Mixed-Use District: consists of the following parcels 63-A-1, 63-A-2, 63-A-3, 63-A-5.1, 64-A-3 as shown on the Assessors maps dated January 1, 2014; excluding a mapping error on parcel 63-A-1 that depicts a southerly protrusion onto Horse Pond Road between parcels 63-A-28, 65-A-18 and 65-A-16.1; the correct southerly border of 63-A-1 is a line running northwest along a line from 42°34'15.49"N, 71°38'10.75"W, approximately 1,723' to 42°34'18.52"N, 71°38'33.37"W. Where Great Road runs on the north portion of these parcels, said district will extend to the centerline of Great Road.

Great Road East (1) Mixed-Use District: consists of the following parcel 82-A-2.12 as shown on the Assessors maps dated January 1, 2014. The said district will extend to the center line of Great Road which is located south of the parcel.



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Great Road East (2) Mixed-Use District: consists of the following parcels 83-B-1, 83-B-2, 83-B-2.1, 83-B-2.2, 83-B-2.3, 83-B-3 as shown on the Assessors maps dated January 1, 2014, where on the northerly portions of said parcels, the district boundary will run to the centerline of Old Great Road. On the southerly portion of said parcels the district will run to the centerline of Great Road. On the easterly portion of parcel 83-B-1 the district boundary will run to the centerline of Kittredge Road.

Lancaster Road Mixed-Use District: consists of the following parcels: 2-A-1, 2-A-2 and the eastern portion of 2-A-1.1 up to the westerly bound of the power line easement as shown on the Assessors maps dated January 1, 2014. On the easterly portion of said parcels, the district will run to the centerline of Lancaster Road.

- d.) By **deleting** from the “North Shirley” RR (Residential Rural) district Description of Boundaries the phrase “thence westerly along said road to the Great Road West Mixed Use District described below, thence along the easterly, northerly, and westerly border of said district to Great Road; thence westerly on said road to the town line, thence north to the starting point”

and **replacing it** with the following

“thence westerly along said road to the town line, excluding that area designated as the Great Road West Mixed Use District, thence north to the starting point.”

- e.) By **deleting** from the “North Central Shirley” R-1 (Residential 1) district Description of Boundaries the phrase “thence southeasterly along said road to the commercial district described below, thence southwest, south, east and north around said district and continuing beyond it to the juncture with Townsend Road;”

and **replacing it** with the following:

“thence southeasterly along said road to the juncture with Townsend Road, excluding that area designated as the Great Road West Mixed Use District;”

- f.) By **deleting** from the “North Central Shirley” R-1 (Residential 1) district Description of Boundaries the phrase “thence westerly along Great Road to the point of crossing of Mulpus Brook; thence westerly along Mulpus Brook to a point of closest proximity to said road;

and **replacing it** with the following:



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“thence westerly along Great Road to the southeast corner of parcel 82-A-1 then north and west along said property line to its crossing with Mulpus Brook; thence westerly along the course of said brook to a point of closest proximity to said road; excluding those areas designated as the Great Road East (1) Mixed Use district and Great Road East (2) Mixed Use district;”

- g.) By **deleting** the “East Central Shirley” R—2 (Residential 2) district Description of Boundaries in its entirety

“East Central Shirley: starting at the Shirley/Ayer town line on the Nashua River at the crossing of Great Road (Rte. 2A); thence following said road in a westerly direction to its crossing over the Mulpus Brook; thence westerly along the course of said brook forming the boundary with the R-1 district above; thence southwesterly from said brook and southerly along the same boundary to Hazen Road; thence easterly along Hazen Road to the Fort Devens boundary; thence following said boundary easterly to the Shirley/Ayer town line; thence northeasterly along the Town line to the starting point.”

and **replacing it** with the following, in which the new changed is underlined

“East Central Shirley” R-2 (Residential 2) starting at the Shirley/Ayer town line on the Nashua River at the crossing of Great Road (Rte. 2A); thence following said road in a westerly direction to the southeast corner of parcel 82-A-1 then north and west along said property line to its crossing with Mulpus Brook; thence westerly along the course of said brook forming the boundary with the R-1 district above; thence southwesterly from said brook and southerly along the same boundary to Hazen Road; thence easterly along Hazen Road to the Fort Devens boundary; thence following said boundary easterly to the Shirley/Ayer town line; thence northeasterly along the Town line to the starting point; excluding that area know as the Great Road Central Mixed Use District.”

- h.) By **inserting** at the end of the “Southwest Shirley” R-1 (Residential 1) district Description of Boundaries, the following “; excluding those areas designated as the Lancaster Road Mixed Use District and Lancaster Road Industrial District.”

- i.) By **deleting** the existing paragraph within the “Lancaster Road” I (Industrial) district Description of Boundaries”

“Lancaster Road: starting at Lancaster Road on the Shirley/Lancaster town line; thence northerly along Lancaster Road to the R-1 district boundary; thence westerly along said R-1 district boundary for a distance of 608 ft.; thence northerly along said R-1 district a distance of 202 ft., thence westerly along a property line, and its extension, on a straight line to the Shirley/Lunenburg town lines; thence southerly along said town line to the intersection of the Shirley/Lunenburg/Lancaster town lines, thence easterly along the Shirley/Lancaster town line to the place of beginning.”



Town of Shirley

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and **replacing it** with the following, in which the changed text is underlined:

“Lancaster Road: starting at Lancaster Road on the Shirley/Lancaster town line; thence northerly along Lancaster Road to the Mixed Used district boundary; thence westerly along said Mixed Use district boundary for a distance of 608 ft.; thence northerly along said Mixed Use district boundary a distance of 202 ft., thence westerly along the property line of parcel 2-A-1.1 to the western bound of the powerline easement; thence northerly along the powerline easement to the northern most bound of parcel 1-A-1; thence westerly, southwesterly and westerly along the bounds of said parcel 1-A-1; to the intersection with parcel 9-A-2; thence northerly along the bound of parcel 9-A-2 to the intersection of parcel 10 B 7; thence westerly along the northern most bound of parcel 9-A-2 to the Shirley/Lunenburg town lines; thence southerly along said town line to the intersection of the Shirley/Lunenburg/Lancaster town lines, thence easterly along the Shirley/Lancaster town line to the place of beginning as shown on the Assessors maps dated January 1, 2014.”

and further, to authorize the Town Clerk to assign appropriate numbering to the bylaw, its index and its subsections, or take any other action relative thereto.

Summary:

A two-thirds vote is required for passage of this article.

Sponsored by:

**PLANNING BOARD
ECONOMIC DEVELOPMENT COMMITTEE**

**Board of Selectmen:
Finance Committee:**

ARTICLE 5: AMEND ZONING MAP November 2011

To see if the Town will amend the Zoning Map most recently amended in November 2011 by adopting the corresponding Zoning Map as presented in Appendix A of this Warrant, which incorporates the changes made in the preceding articles, or take any other action relative thereto.

Summary:

Documents Accompanying
Planning Board Legal Notice for 2/4/15 Zoning Bylaw Public Hearing

Town of Shirley Special Town Meeting
February 23, 2015

Town of Shirley



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A two-thirds vote is required for passage of this article.

Sponsored by:

***ECONOMIC DEVELOPMENT COMMITTEE
PLANNING BOARD***

**Board of Selectmen:
Finance Committee:**

**The proposed Zoning Map 2015 that incorporates the
zoning revisions accompanies this document as a
separate page.**