

To: Town Meeting Members  
From: Select Board  
Re: ATM Article 7  
Date: April 27, 2021

**RECOMMENDATION AGAINST PASSAGE OF ATM ARTICLE 7  
CITIZEN'S PETITION TO AMEND ZONING BYLAW - MAP CHANGE**

Article 7 is a citizens petition to rezone the area between Hunting Road and Route I-95, as shown on the attached map, from Single Residence A, acre zoning, to Single Residence B, quarter-acre zoning.

Much of the adjacent area is zoned quarter acre. But in the 1950's when the new Route 128 (now I-95) circumferential highway was built, the town rezoned the land between the old and new 128 layouts, including this area, to larger lot sizes in order to maximize open space and minimize the number of houses built next to the highway.

**The primary effect of Art. 7's proposed rezoning would be to allow reconfiguration of property lines to create additional buildable lots in the zone.**

Building additional homes close to the highway is discouraged by emerging environmental science, and is contrary to the planning of the Town many years ago.

Town meeting members have received a mailing describing some difficulties current residents have with setbacks and like requirements of the acre zone.

When the petitioner's attorney appeared before the Select Board, the Select Board offered to support relief from those requirements through the planning process, but not subdivision of additional lots as provided for in this Article.

**The Select Board respectfully recommends AGAINST passage of ATM Article 7.**

