



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

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Planning Board Report on Article 43 October 30, 2023 Special Town Meeting

TO: Town Meeting Members
FROM: Planning Board
DATE: October 5, 2023
SUBJECT: **Article 43:** IA to IB Rezoning - 70 parcels located south of Central Street.

Pursuant to M.G.L. Chapter 40A, Section 5, the Milford Planning Board on October 3, 2023 conducted a duly posted and noticed Public Hearing regarding the subject of Article 43, at which time the Planning Board voted unanimously to make a favorable recommendation to Town Meeting.

Article 43 is the application of the Planning Board to amend the Zoning Bylaw and Zoning Map by rezoning 70 parcels consisting of a total of 85+/- acres located south of Central Street, along and in the vicinity of Depot Street and of the Charles River, from IA Central Industrial A and IB Highway Industrial B Districts to BP Business Park, RA General Residential, and RB Single Family Residential Districts.

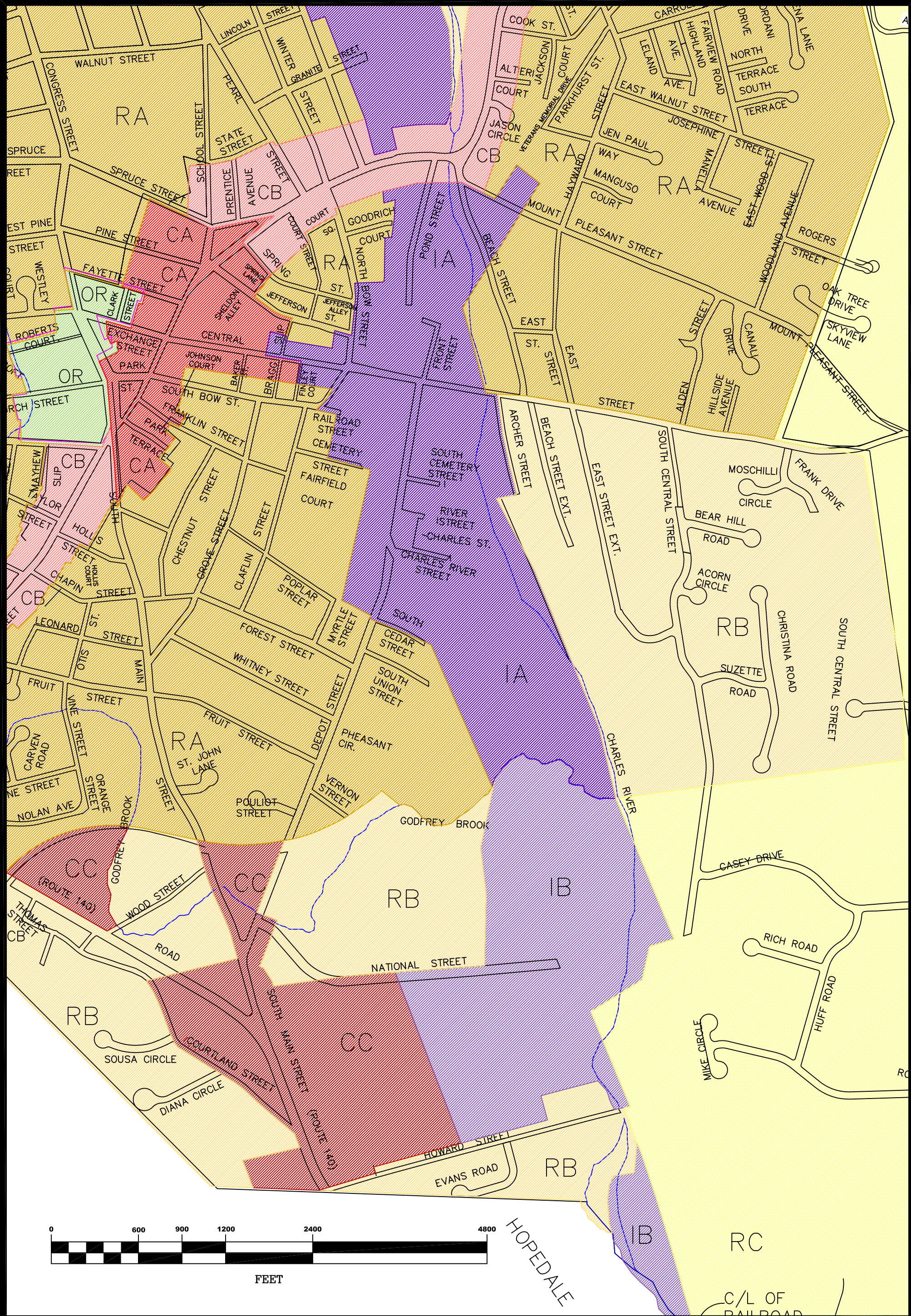
Therefore, the Planning Board recommends Article 43 be adopted as printed in the warrant.

Article 43 Background & Narrative

This proposal would change the zoning of 70 properties in the vicinity of the former Archer Rubber facility from IA Industrial to BP Business Park and RC Residential Districts. Generally, the area covered is south of Central Street and extends southerly approximately 0.8 miles along the Charles River. The area is within the WR-1 Water Resource Protection District due to its location over the Aquifer, and has been inappropriately zoned for a number of years.

The 2003 Comprehensive Plan had recommended zoning changes in this area, and with the Archer building having been demolished, now is an appropriate time to consider rezoning this area. While the primary focus is for the application of the BP Business Park District in the Central Street area, approximately two-thirds of the overall rezoning would replace the existing IA Industrial District with the adjacent residential districts. Of the 85+/- acres involved in the proposed rezoning, two parcels along the Charles River totaling 60 acres are actually Town owned and include the Godfrey Brook wellfields.

The Planning Board urges your support of Article 43.

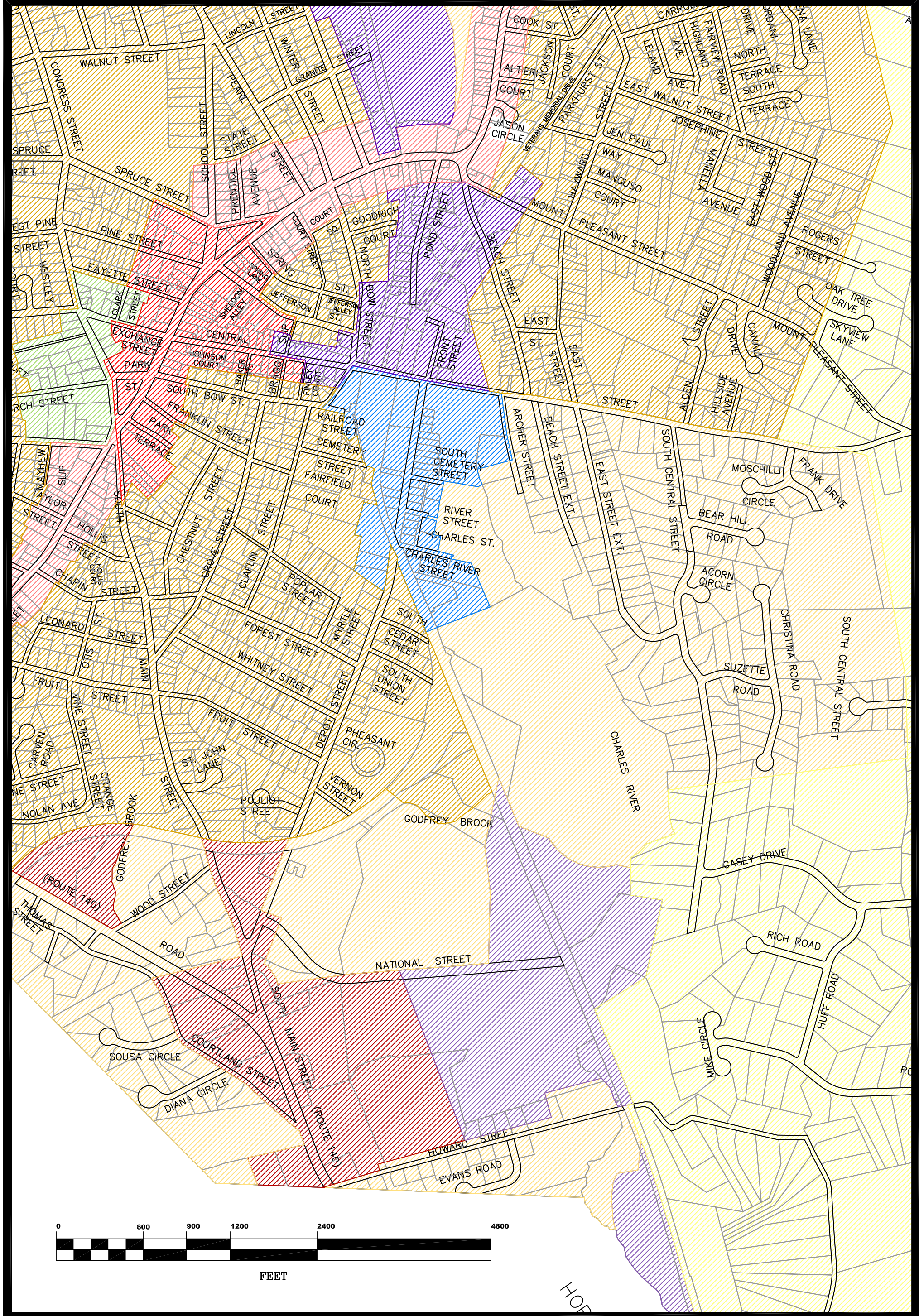


TOWN OF MILFORD ZONING MAP

SCALE: 600 FEET TO AN INCH

Existing Zoning
at location of
October 2023 Zoning Modification

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TOWN OF MILFORD

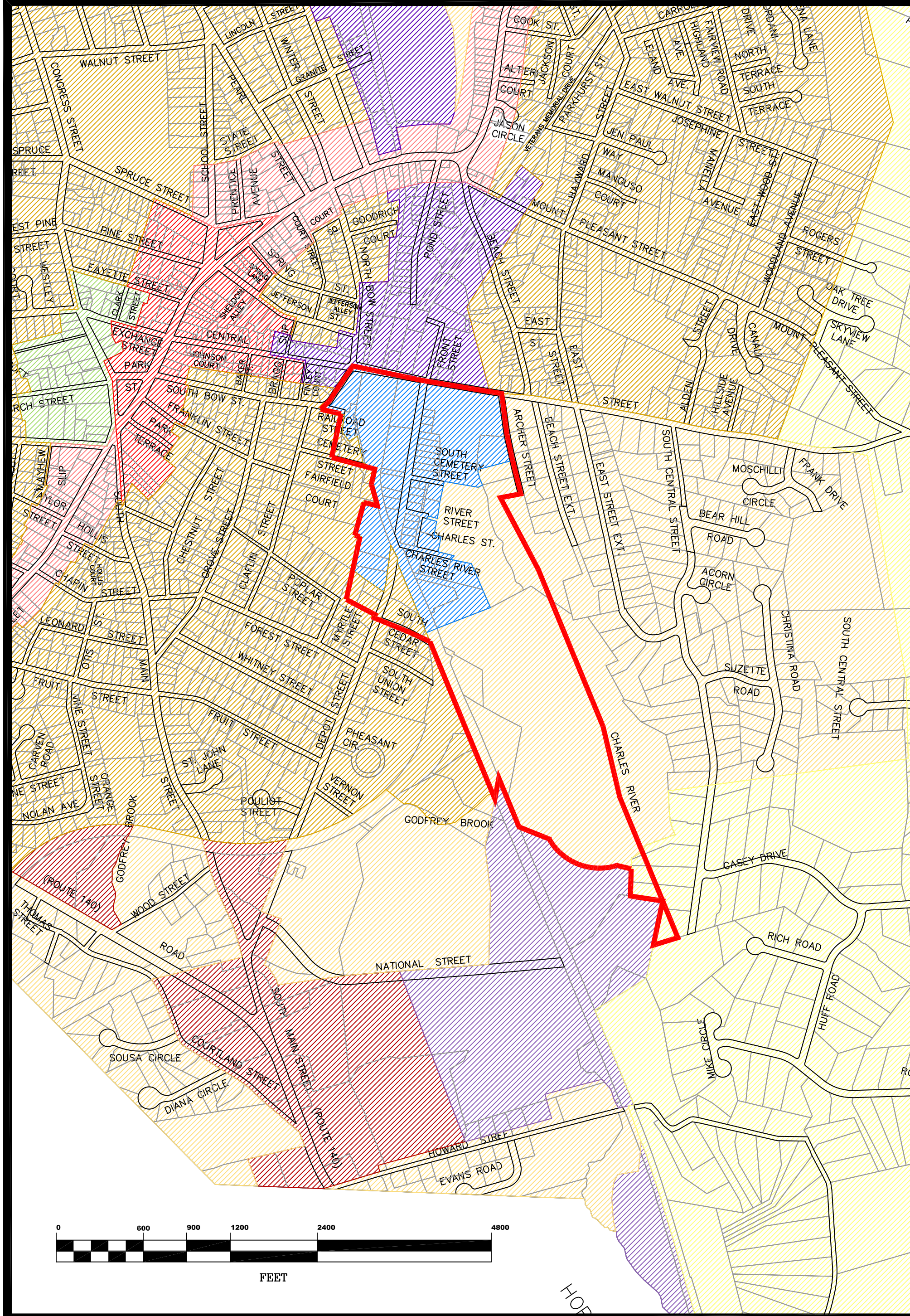
ZONING MAP

SCALE: 600 FEET TO AN INCH

Proposed Zoning

October 2023 Zoning Modification

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TOWN OF MILFORD

ZONING MAP

SCALE: 600 FEET TO AN INCH

Proposed Zoning

with Outline of Proposed

October 2023 Zoning Modification