

Memo To: Planning Board
From: Rt. 28 Study Committee
Purpose: Presentation of Concepts relative to Rezoning Rt. 28 from the Snookers Property to the Historic District for purpose of feedback and direction. 10/27/92

Concept Zone #1

Boundaries: Snookers Property to Wolfbow Center including Estes Lot and Pollinni Lot.

Concept: "Limited Multi-Use" district protecting rural gateway with buffering, open space requirements and limited highway access points.

possible allowed uses: institutional, service, recreational, retail, limited production

possible other restrictions: footprinting retail business size; consideration of control visual appearance of site and buildings within allowable limits.

Concept Zone #2

Boundaries: North of Estes + Pollinni Lots to Historic District.

Concept: District to allow one or more institutional/industrial site, restricted with minimum lot size, buffering and limited highway access.

