

Rezoning 581 Boston Road

Fall Town Meeting 2016

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Rezoning 581 Boston Road

- Zoning map changes – when done correctly – can be beneficial to a community.
- The map changes can allow for:
- Redevelopment and site cleanup that can increase the value of abutting properties;
- Make sure that the town collects as much tax revenue as possible; and
- Lastly, zoning map changes can also help correct oversights in the past.



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- 581 Boston Road (in multiple iterations and owners) had been a gas station for over 60 years.
- Research through Town records indicated that the site had predated the original zoning, and since it appears that it was originally the gas supply for the local farm it was not classified as a *Business* use; simply *Residential*.



Rezoning 581 Boston Road

Facts:

- The site has been abandoned.
- Cleanup and redevelopment should be the Town's goal.

Issues:

- According to the Deed for the property, there are restrictions that a gas station and residential development cannot occur on the site even though it is zoned *Residential*.
- Since the site is zoned *Residential* currently no commercial development can happen on the site.
- Because of the deed restriction on residential and odd zoning, there is no capability for redevelopment unless there is a zoning change, and without a zoning change, Billerica may be left with the gas canopy for years since there is no incentive for site cleanup.



Warrant Article 46

Therefore, with Article 46 in the Fall Town Meeting Warrant we are proposing:

“To see if the Town will vote to amend the Zoning Map by RE-ZONING from a NEIGHBORHOOD RESIDENCE DISTRICT TO A NEIGHBORHOOD BUSINESS DISTRICT the Land identified as Billerica Assessor’s Map 80, Parcel 1-0, having a present street address of 581 Boston Road; or act in relation thereto.”



Further Notes

- There is no identified project yet.
- It will not be a gas station (per the deed restriction)
- Failure to take any action offers no motivation for the property owner to do anything with the site.
- Billerica has indicated to the owner that site cleanup (removal of the distressed canopy) is a top priority.
- Any redevelopment of the property will still need to go to the relevant boards (Zoning Board of Appeals or Planning Board) for project approval. This will ensure public feedback in the process.

