

ZONING REVIEW
OF CONCEPTUAL PLANS
FOR SRI PROJECT

Conceptual Plan #1- Hotel / Marina Complex- Ferry Blvd. & Lockwood Ave.

Current zoning- property is located in a retail-commercial (CA) and waterfront business(WF) district.

Proposed concept – marina / hotel complex with public pedestrian walkways

Zoning process – hotels are a permitted use by right in a CA District and marinas are permitted by Special Case approval in a WF District. Both uses require Coastal Site Plan Review. Variances would be needed for the building and parking area if located within 75 feet of a tidal wetland or water body.

Conceptual Plan #2- Residential / Commercial Planned Unit Development-576-600 Ferry Boulevard

Current zoning- property is located in a light industrial (MA) district

Proposed concept- the concept is a little unclear. It is either a mixed use of residential, office and retail or a mix of just commercial office and retail.

Zoning process – residential uses are not permitted in a light industrial district. Office and retail is permitted by right subject to Coastal Site Plan Review. Since only one principal building is permitted per lot, either a variance would have to be granted or new regulations created to allow for multiple buildings as part of a planned unit development. Variances would be needed if any building or parking is within 50 feet of an inland wetland or 75 feet of a tidal wetland.

Conceptual Plan #3- Commercial Office Park at 540 Longbrook Avenue

Current zoning – property is located in a light industrial (MA) district.

Proposed concept – develop the property as a commercial office park containing multiple buildings.

Zoning process- commercial office use is permitted by right in a light industrial district. The property is not in the coastal boundary area so no Coastal Site Plan Application is required. Since only one principal building is permitted per lot,

either a variance would have to be granted or new regulations created to allow for multiple buildings on the property.

Conceptual Plan #4 – Recreational Complex – Frog Pond Lane

Current zoning- Most of the property is located in a light industrial (MA) district with the exception of a portion of the property along the western property line which is located in a residential (RS-4) district.

Proposed concept – develop a sports / athletic complex including ballfields, tennis courts, walking tracks, playgrounds, etc.

Zoning process – Public parks are permitted in both districts subject to Special Case Approval by the Zoning Commission. The property is not located in a coastal boundary area so no Coastal Site Plan Application would need to be submitted.

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