

PETITION FOR ZONING AMENDMENT



RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)

☐ TOWN COUNCIL

☐ BOARD OF APPEALS

☒ PLANNING BOARD

☐ SUBJECT LAND OWNER(s)*

PETITIONER'S NAME Planning Board on behalf of AC Land Development, LLC

AGENT/REPRESENTATIVE/CONTACT (if any) Michael Khoury, Esq. of MADOFF & KHOURY LLP

ADDRESS 124 Washington Street, Suite 202, Foxborough MA 02035

PHONE (508) 543-0040 EMAIL khoury@mandkllp.com

REASON FOR PROPOSED AMENDMENT (attach additional justification as warranted) The parcel is a large 9-acre lot with split zoning, a significant wetland and an historic structure. Rather than changing the zoning to INDUSTRIAL and further encroaching on the adjacent residential parcels, and, rather than limiting the use of 9 acres for one single family home, amending the zoning map to permit multifamily housing on the upland. The land is under agreement for sale and the potential owners have developed a plan to maintain the historic structure (there have been initial conversations and reviews with the Historical Commission) while permitting additional housing units. Further, the potential owners are considering the donation of 2-3 acres of wetland to the Conservation Commission. This proposed rezoning is an effective use of land for housing while preserving green space and historic inventory.

PETITIONER'S SIGNATURE

**all parties must sign*

DATE

4/9/24

ZONING TEXT AMENDMENT (if applicable)

ARTICLE(s)/SECTION(s) _____

☐ REQUIRED: attach proposed ordinance TEXT using exact wording. Use strikethrough to show text to be deleted and bold to indicate text to be added

ZONING MAP AMENDMENT (if applicable)

PROPERTY LOCATION/STREET ADDRESS 661 North Street

CURRENT ZONING Residential High Density AND Industrial TOTAL ACREAGE TO BE REZONED 9 acres

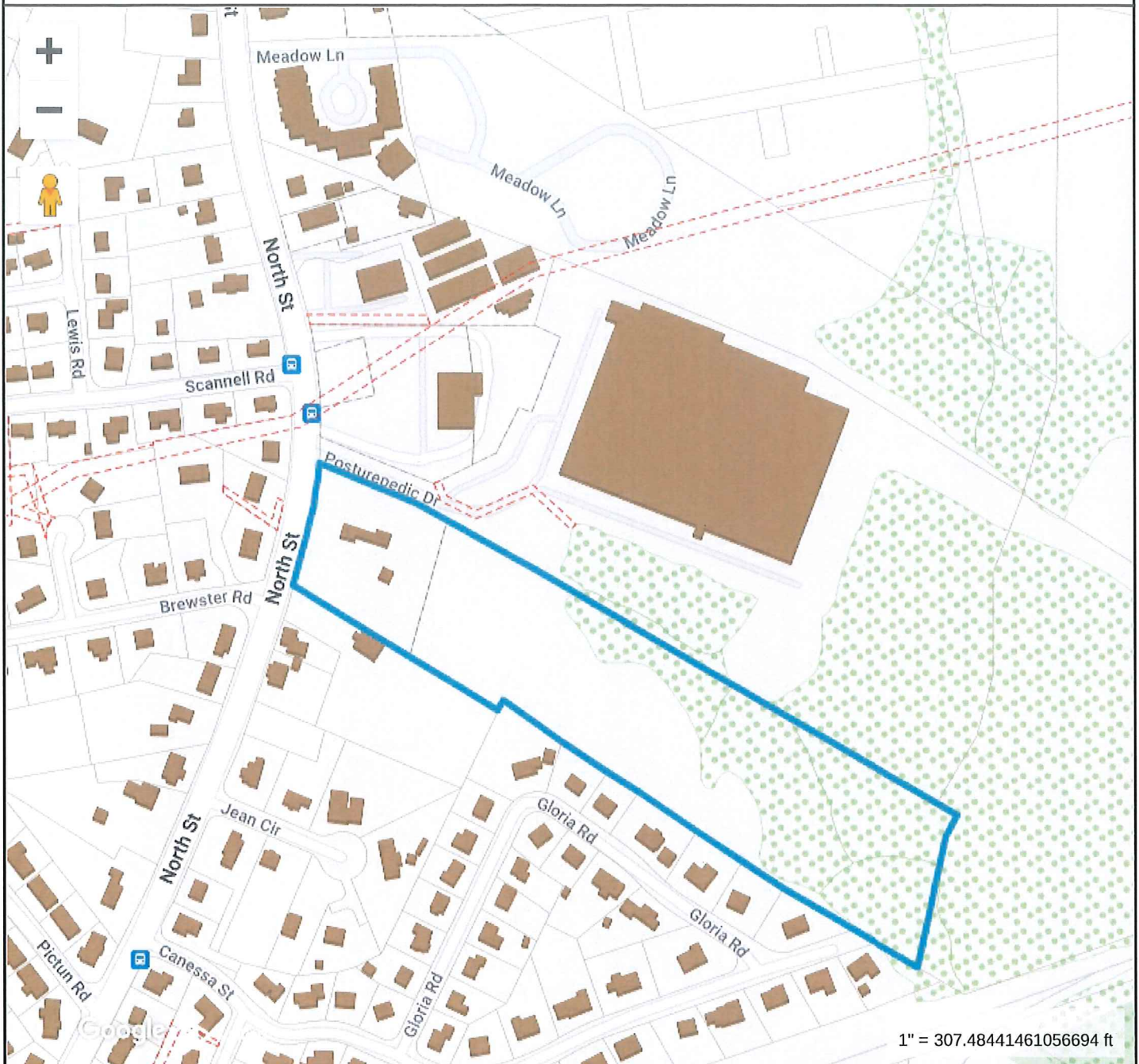
PROPOSED ZONING RMFD – Residential multifamily District

ASSESSOR'S MAP(s) & PARCEL(s) 34-A-5

CURRENT USE(s) Residential single family

ANTICIPATED USE (if known) Townhouse development

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA The parcel to the north is zoned industrial (Stacy's Pita Chips). The parcels to the south are a church (Beraca Evangelical) and residential single family (abutting Gloria Road). Parcels to the east are residential

**Property Information**

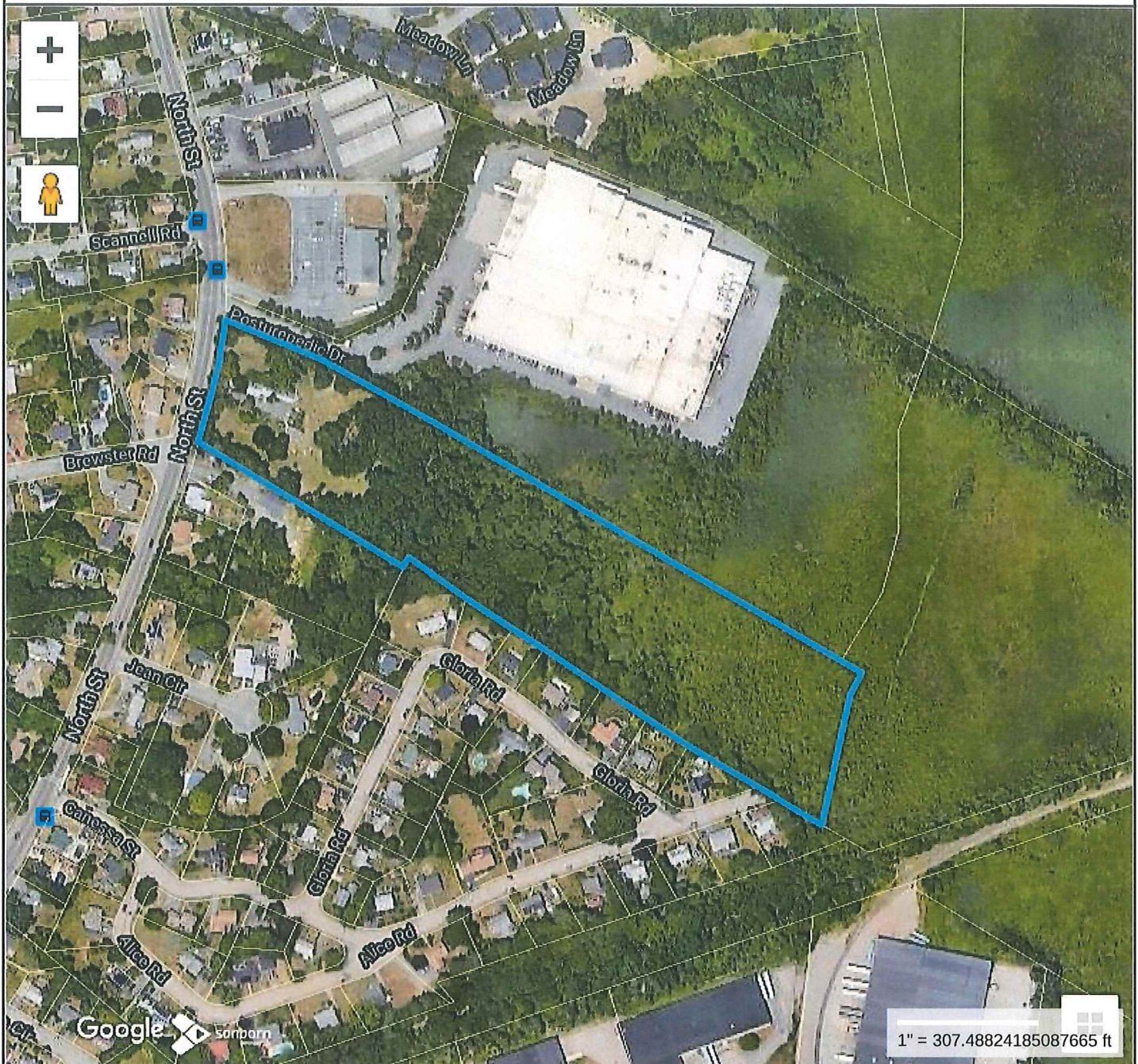
Property ID 34-A-5
Location 661 NORTH ST
Owner 661 NORTH ST REALTY TRUST

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/04/2023
Data updated 08/04/2023

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

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