

MASTER PLAN AMENDMENT 1

Adopted: January 26, 2004

A. North Study Area

Amend the Tewksbury Master Plan, Chapter 2: Land Use, Land Use Element Special Planning Areas Neighborhood Compatibility Areas by adding the following:

North Street/ Andover Street Neighborhood

1. Historic Overlay: The North Street/ Andover Street intersection should receive a top priority for the consideration of a local historical overlay district with boundaries to be determined during the implementation phase of the Master Plan.
2. Buffers: It is expected that large manufacturers in the area will not only meet the Zoning Bylaw buffer requirements near residential property, but will enhance and increase their buffer as a demonstration of a good corporate neighbor.
3. Future Land Use in the vicinity of the intersection of North and Andover Streets. The following Neighborhood district s recommended for the a) approximate 10 acre triangle area bounded by North Street/ Andover Street and the Heavy Industrial district; b) the north side of Andover St. adjacent to the HI district boundary up to but not including the first lot on Deering Drive; and c) the land across from the "Triangle" area on North St, which is from the Battle's Estate to the corner of North and Andover Streets:
 - Density -4 dwelling units per acre is recommended.
 - It is advisable that all dwelling units are subject to the Affordable Housing requirements of the Tewksbury Zoning Bylaw Section 7010.
 - It is advisable that all buildings shall be designed to reflect the historic New England architecture in the area, such as seen at the nearby Battle's Estate, North St or the Clark House on Andover St.

In addition, the area approximate 10 acre triangle area bounded by North Street/ Andover Street and the Heavy Industrial district would be further restricted by a 55 years of age requirement, in essence it would be a Neighborhood/ 55 years and older district.

The benefits would include keeping the land residential, allow for greater density with less of a burden on the school system. This type of district could capitalize on the existing commercial assets in the immediate vicinity.

B. South Study Area

Amend the Tewksbury Master Plan, Chapter 2: Land Use, Land Use Element Special Planning Areas by adding a new section I-93/ South Street Area to include the following:

1. Coordination. The Town should enter into a formal agreement with Andover and Wilmington to coordinate land use in this area where the three towns intersect.
2. Future Land Use for Poplar Street former Wellfields and former Rocco's Landfill. Open Space and Public Use areas as defined in the Master Plan.
3. Land Use Options in the vicinity of the Perkins parcels. Since there are two different outcomes that depend on whether or not a new interchange is constructed, the recommendation is split into a no ramp and ramp scenario.
 - a) No Ramp Scenario- The land should be zoned to allow for and encouragement of open space residential design subdivisions.
 - b) With a Ramp Scenario- Uses under this scenario would include: Office/ Research, Resort/ Golf/ Hotels Convention Center, and Commercial/ Retail.