

MCEOD Overlay Extension Amendment

The purpose of the Millis Center Economic Opportunity Overlay District (MCEOD) bylaw is to (i) enable the redevelopment of the downtown commercial area into a mixed-use village center, (ii) provide alternatives to single family housing, and (iii) promote economic development of the town center.” The MCEOD Overlay does not change and delete the underlying zoning district. Instead it provided commercial property owners mixed-use options *in addition to* those uses allowed in the underlying zone.

This Amendment does not change any portion of the current MCEOD bylaw. It simply extends the Overlay District to include 25 additional commercial parcels. The infrastructure for this potential extended foot traffic already exists in this portion of Main Street and Pleasant Street in the form of streetlights, sidewalks and cross walks.

This Amendment will also serve to assist in meeting the goals set forth in the Millis Housing Production Plan, by providing additional opportunities for housing options other than single family houses. The MCEOD allows for smaller residential units to be on the second floor of a mixed-use development, thereby offering more affordable housing options.

Finally, extension of the MCEOD Overlay Extension does not constitute “spot-zoning”. To the contrary, the extension of the Overlay District helps to level the playing field for the proposed parcels. All Commercial/Commercial-Village zoned properties have the same allowed uses, either by right or by special permit. However, only the C/C-V parcels located on Route 109 between Plain Street and Auburn Road have the additional use options that fall under the MCEOD. This Amendment will allow the C/C-V zoned parcels located in the Pleasant Street, Main Street, Hammond Lane & Farm Street area to enjoy the same additional use options.



MCEOD OVERLAY EXPANSION MAP - SEPTEMBER 25, 2020

Millis, MA

1 inch = 180 Feet

0 180 360 540



September 17, 2020



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