

## 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.

## **ARTICLE – Millis Center Economic Opportunity Overlay District (MCEOD)**

To see if the Town will vote to amend the Zoning Bylaws, as most recently amended, by amending the various sections identified herein as follows, or to take any other action related thereto.

- 1) By adding the following parcels to the Millis Center Economic Opportunity Overlay District (MCEOD):

Assessor's Map 22, Parcels – 33, 32, 31, 30, 26, 17, 16, 15, 13, 12;  
Assessor's Map 23, Parcels - 155, 129, 127, 98, 96, 94, 93, 92, 91, 90  
Assessor's Map 30, Parcels – 12, 74;  
Assessor's Map 31, Parcels – 10, 9, 8

- 2) By amending Section III, Establishment of Zoning District, Subsection C. Zoning Map, “Mixed Use Development Overlay District”, by adding the following street names and parcel numbers:

“Mixed Use Development Overlay District”, said district comprising of the following parcels of land on Main St., Plain St., Spring St., Exchange St., Park Rd., Lavender St., Pleasant St., Farm St., and Hammond Ln. as follows:

Assessor's Map 22, Parcels – 33, 32, 31, 30, 26, 17, 16, 15, 13, 12;  
Assessor's Map 23, Parcels - 155, 129, 127, 122, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 108, 107, 106, 105, 98, 96, 94, 93, 92, 91, 90, 77, 76, 75, 74, 73, 72, 70, 69, 68, 67, 66, 64, 63, 62, 61, 60, 59, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43;  
Assessor's Map 24, Parcels - 122, 121, 115, 114, 112, 54, 53;  
Assessor's Map 30, Parcels – 74, 12; and  
Assessor's Map 31, Parcels – 10, 9, 8

- 3) By amending the third sentence of Section XIII, Special Permit Conditions, Subsection P.1., Millis Center Economic Opportunity Overlay District, (MCEOD), “Purpose”:

From:

The MCEOD shall hereby be established for that portion of the C-V District between Plain Street and Auburn Road, on both the North and South sides of Route 109.”

To read:

The MCEOD shall hereby be established for those parcels of the C-V District west of Plain Street, as more specifically enumerated in Section III.C.”

- 4) By amending the Millis Zoning Map to effectuate the changes to the MCEOD and to accurately reference such overlay district, all as shown on a Map on file with the Town Clerk seven days prior to Town Meeting



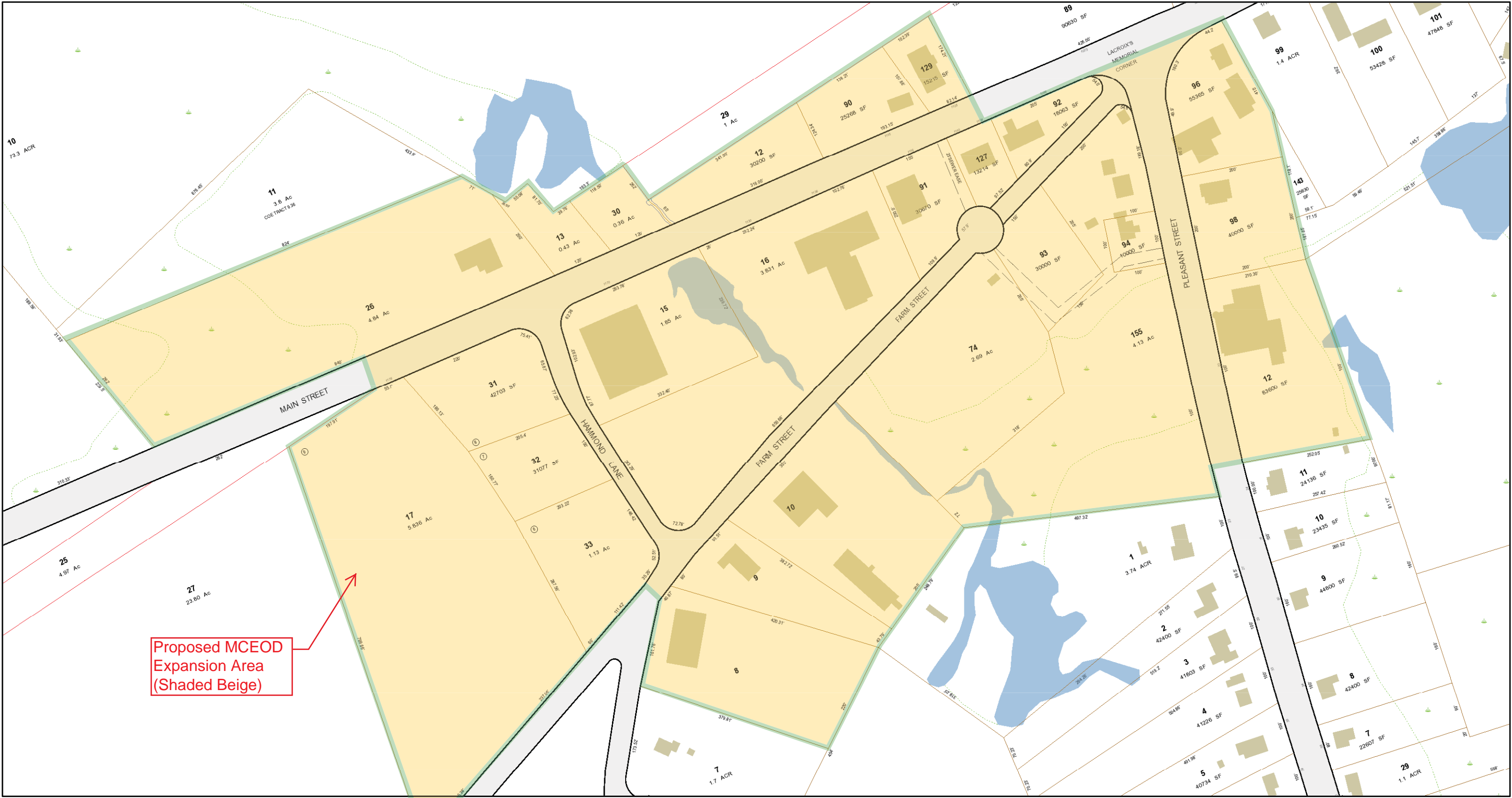
# MCEOD OVERLAY EXPANSION MAP - SEPTEMBER 25, 2020

Millis, MA

1 inch = 180 Feet



September 17, 2020



Proposed MCEOD  
Expansion Area  
(Shaded Beige)