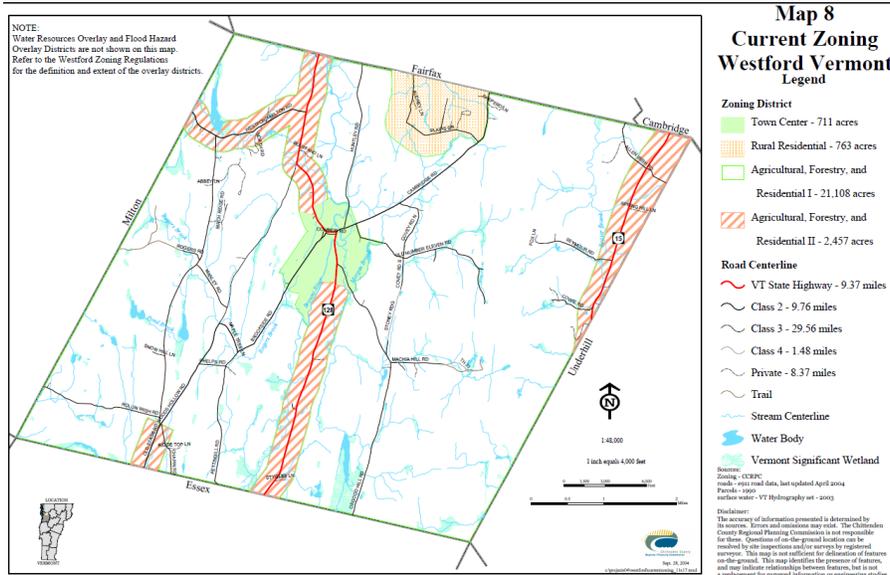


Jackson Farm and Zoning

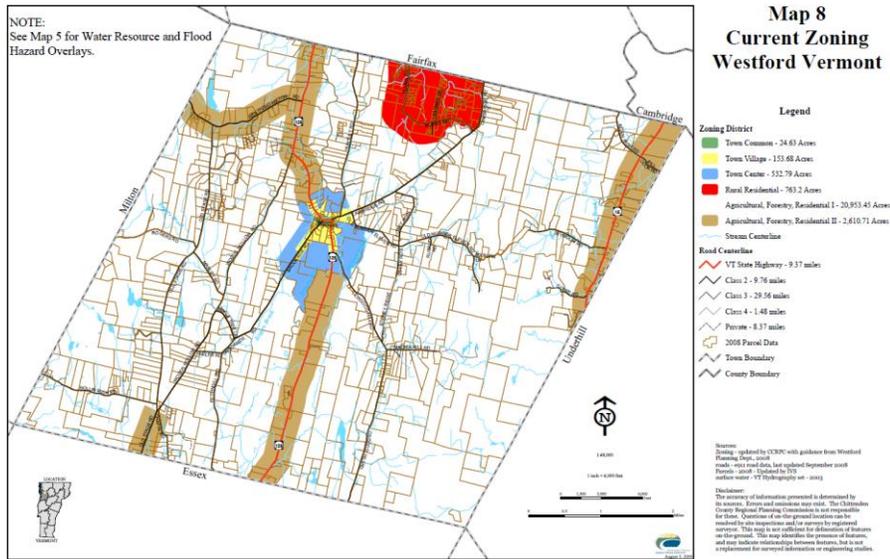
This is a brief clarification regarding the history of zoning in the Town Center Area as a follow up to recent inquiries regarding zoning as it pertains to the Jackson Farm and Forest.

Historically, the Town Center Area encompassed the area immediately surrounding the Common where wastewater capacity was lacking, hence development was not occurring.

In the late 1990's the Town Center Area was expanded to extend to the Post Office on Route 128 North and Osgood Hill Road on 128 South, the Town Garage on Cambridge Road and School on Brookside Road.



In 2009, The "Town Center Zoning District" was split into three separate districts -- no properties were removed from nor added to the established Town Center Area -- rather properties closer to the Common were rezoned to allow small scale commercial and higher density residential development and areas outside the Common were rezoned to allow expansion of existing neighborhoods. Ultimately, this was carried out with the understanding that uses appropriate around the Common weren't necessarily appropriate at the far reaches the "Town Center Area".



More recently, the Town built upon the redistricting efforts by creating “form based code” in the Town Center Area. The Form based code deals more with design and aesthetics rather than the use of a property. The Town Center Area is now separated into four separate areas now comprised of “Center,” “Village,” “Neighborhood” and “Rural” transects – again no land was removed from the Town Center area nor added with the exception of the school lands to be transferred to the Town for recreational purposes. The area on the east side of Brookside Road is in a “Neighborhood Area,” meaning development occurring on this lot would need to conform to the neighborhood design standards. This part of the Jackson Farm is NOT part of the conservation discussion. On the other hand the area of the Jackson Farm on the west side of Brookside Road is within the “Rural Area” -- meaning development needs to conform to the rural design standards and conservation, forestry, agriculture and recreation are encouraged. That said, the minimum lot size on the west side of Brookside Road is still 1-dwelling unit per acre, so the property could see significant development if it is not conserved.

