



NORTON DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

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www.nortonma.org/planning-economic-development

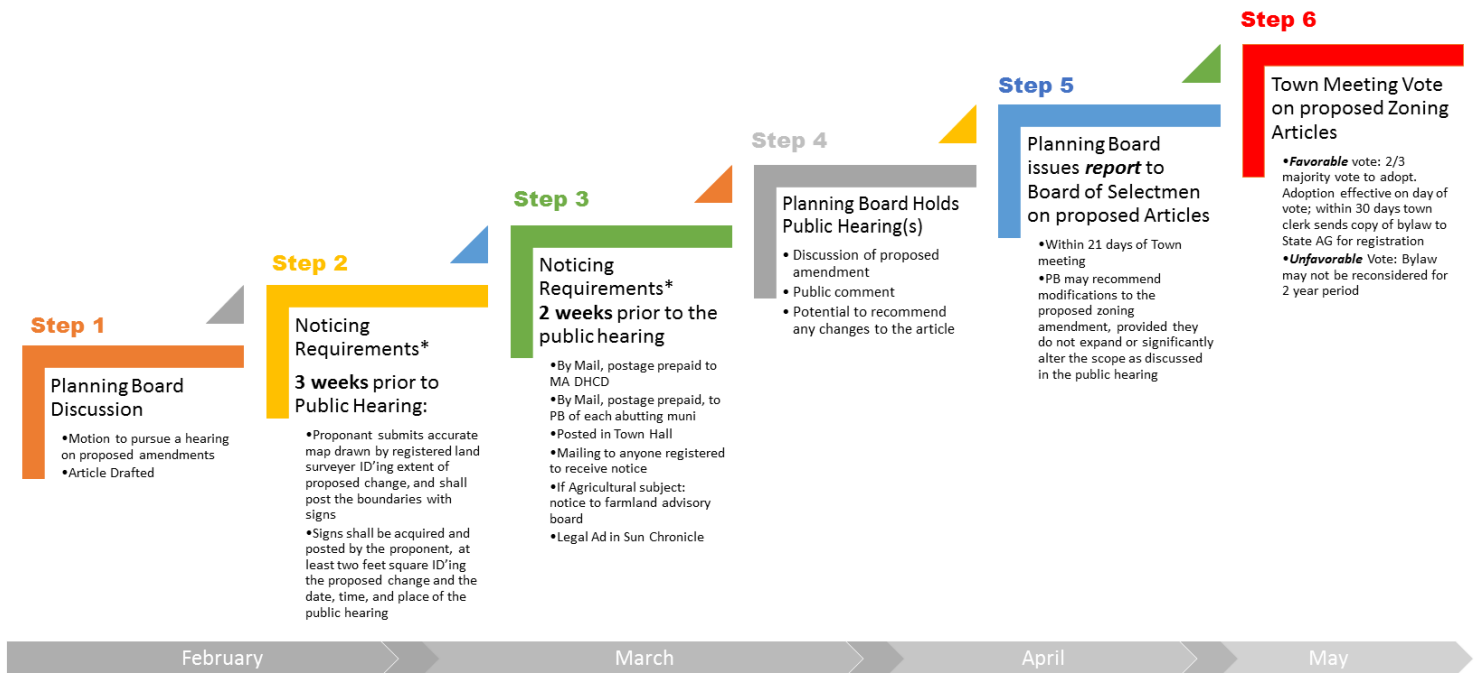
March 2017 DPED FACT SHEET

Want to know more about Norton's

Potential Re-Zoning?

Three *proposals* are under consideration for re-zoning select parts of the Town of Norton. The process for considering these proposals is outlined below. As of this time, these proposals are set to be formally "heard" through a public hearing process starting March 21st (Norton Library, 7:15pm) and while a placeholder has been put on the warrant for Town meeting, there is still time between now and May for the proposals to be amended or withdrawn.

Step 4 begins with the March 21st, 2017 hearing:



All public hearings will be videotaped and posted online at Norton TV on Vimeo.com.

The following 3 pages outline each proposal. For more information, please contact the Norton DPED at our address above, or online at:

<http://www.nortonma.org/planning-economic-development>

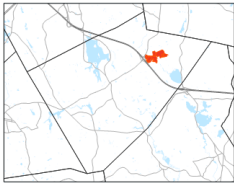
Also find us at Twitter: @NortonPlanning | Facebook: <https://www.facebook.com/PlanningZoning/>

Town of Norton
Houghton Land/Leonard Street
 Existing Zoning

- Focus Area (9 parcels)
- Other Parcels
- Structures
- Residential 80 - R80 District
- Commercial - C District
- MassDEP Water Bodies

Please note that the entire area depicted in this map is within the Town of Norton Water Resource Protection Overlay District

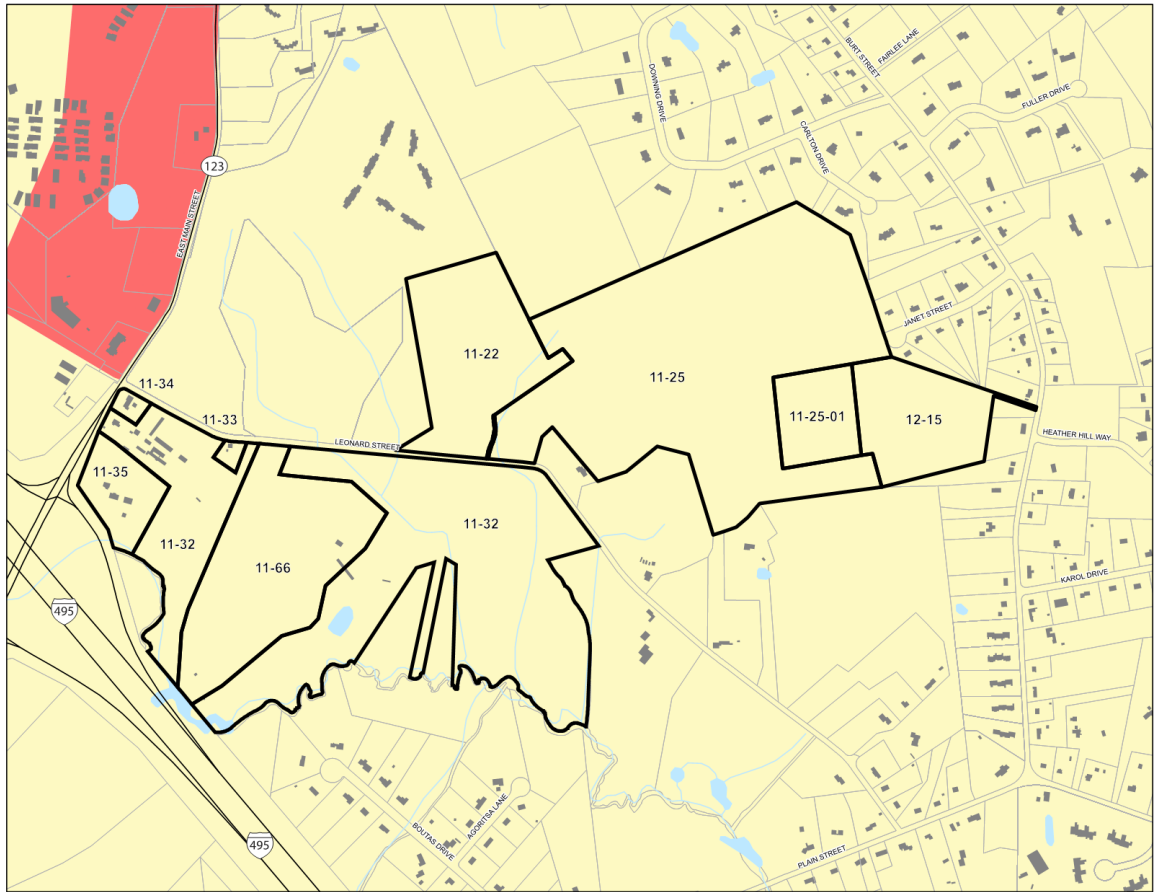
Locus Map



This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use.

March 2017

1" = 500'



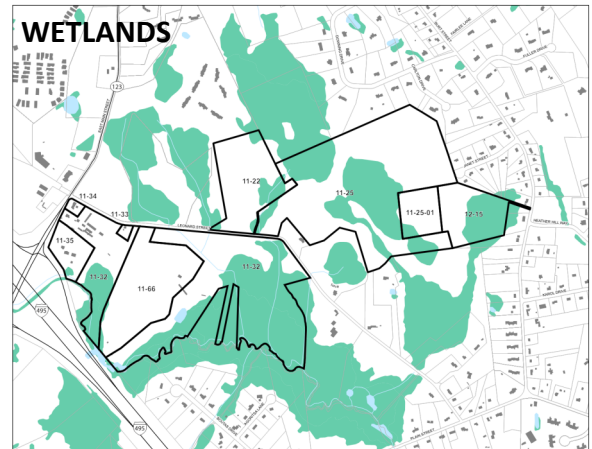
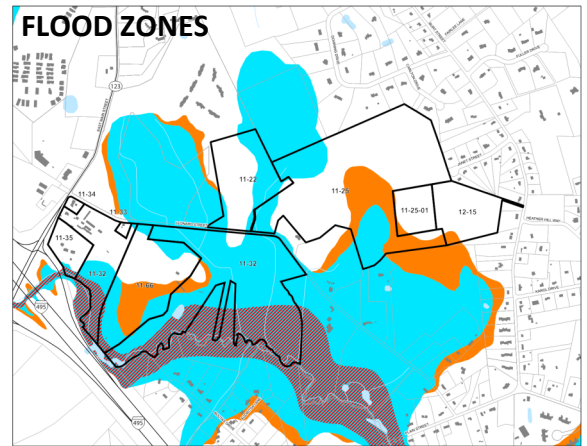
Draft Article 1: Proposed Rezoning for Houghton Land/Leonard St

RESIDENTIAL R80 to INDUSTRIAL (Retail, warehouse)

**Public Hearing 3/21/17, 7:20pm,
 Norton Library Community Room**

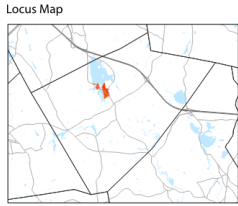
9 parcels at 188+Acres | Proposing Residential 80 to Industrial along Leonard Street, I-495 and Route 123

This land was considered for re-zoning at the last Town meeting, but withdrawn before it went to vote. Condyne has returned with a proposal for re-zoning nine (9) R80 parcels to Industrial land. While potential development scenarios with a commercial and warehouse focus have been discussed, re-zoning of the land would have longer term implications for the town. The economic development benefits of increased tax revenue will need to be considered along with the environmental concerns, given the sites potential for flooding. Each parcel of land would require individual permitting down the road.



Town of Norton
Mansfield Avenue
 Existing Zoning

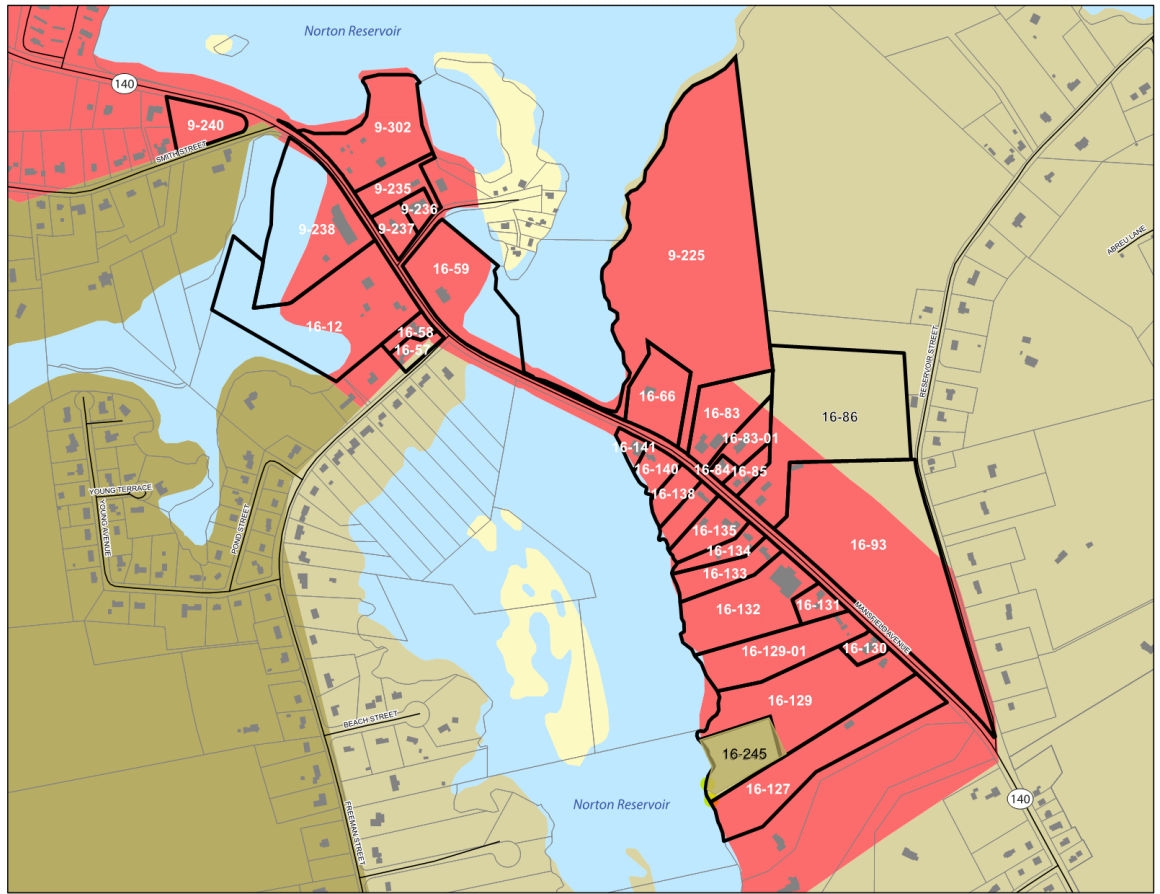
- Focus Area (32 parcels)
- Other Parcels
- Structures
- Residential 80 - R80 District
- Residential 60 - R60 District
- Residential 40 - R40 District
- Commercial - C District
- MassDEP Water Bodies



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March 2017

1" = 400'



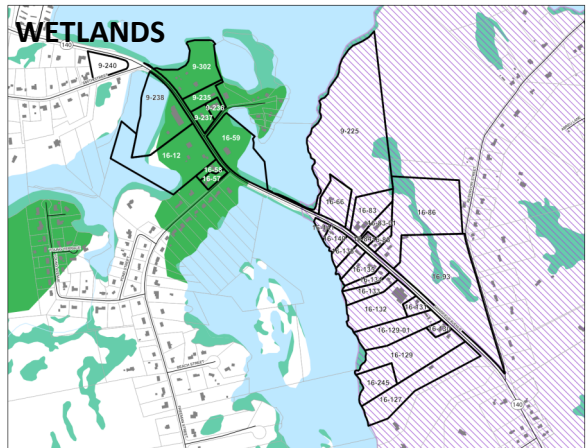
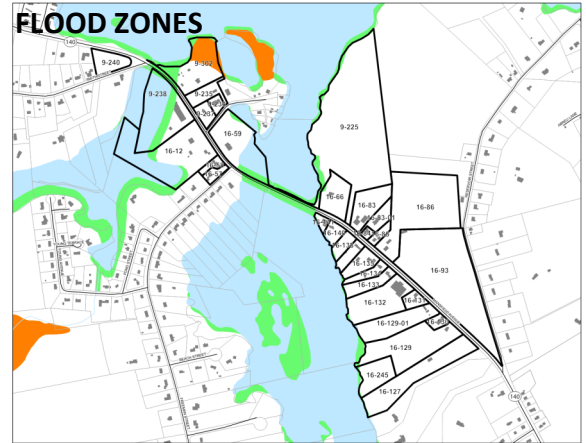
Draft Article 2: Proposed Rezoning for Mansfield Avenue

COMMERCIAL to VILLAGE COMMERCIAL
 (Plus Town Parcel 16-245: R40 to VC)

**Public Hearing 3/21/17, 7:25pm,
 Norton Library Community Room**

33 Parcels at 82+/- Acres | Commercial, Residential 40 to Village Commercial Along a Portion of Mansfield Avenue, Freeman Street, Robinson Lane and Reservoir Street

This is re-zoning of land on Mansfield Avenue, for the 32 parcels with Commercial components to Village Commercial, allowing for greater flexibility of uses while maintaining the same development footprint as Commercial zoning. A singular parcel owned by the Town in a rear lot zoned R40 has also been included for consistency (16-245 above). It is envisioned that this area could accommodate a lively mix of uses and have more of a Village center feel- more the types of development would be allowed, such as residential and bed and breakfast, promoting a concept of increased “density” in the area. The idea is to promote a walkable district where people can live, shop, recreate and eat. Village Commercial zoning does not change the max allowable height (45') or stories (3) from what is already allowable today.



Town of Norton
Taunton Avenue
 Existing Zoning

- Focus Area (5 parcels)
- Other Parcels
- Structures
- Residential 80 - R80 District
- Commercial - C District
- Industrial - I District
- MassDEP Water Bodies

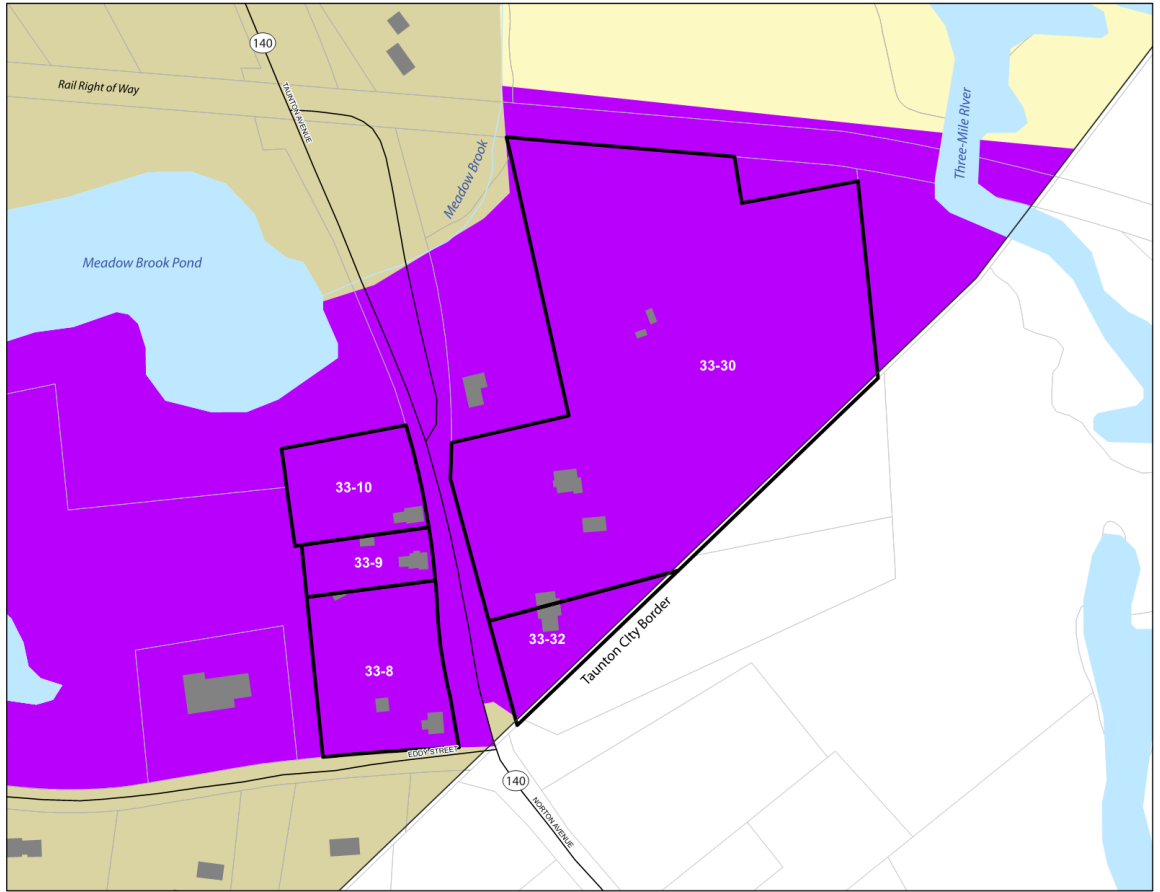
Locus Map



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March 2017

1" = 250'



Draft Article 3: Proposed Rezoning for Taunton Avenue

INDUSTRIAL to RESIDENTIAL R60

**Public Hearing 3/21/17, 7:18 pm,
 Norton Library Community Room**

4 parcels at 3.5+Acres | Proposing Industrial to Residential 60 Along Portions of Taunton/New Taunton Avenue and Eddy St.

3 lots are residential homes, and one is a model home built in an Industrial zone. The proponent has engaged their neighbors to re-zone this area in order to remove potential for permitting hurdles on existing residential homes in this leftover remnant from railroad-centric industrial zoning.

