

ZONING CRITERIA:

- 196-24(B)(1) - FOR EACH DWELLING IN ANY DISTRICT, EXCEPT FOR THE ELDERLY HOUSING DISTRICT, THERE SHALL BE A LOT AREA OF NOT LESS THAN TWO ACRES.
- 196-24(D)(1)(A) - FOR EACH DWELLING IN AN R-A RESIDENCE-AGRICULTURAL DISTRICT AND FOR EVERY BUILDING WHICH INCLUDES A DWELLING IN ANY DISTRICT, THERE SHALL BE A MINIMUM CONTINUOUS LOT FRONTAGE OF 250 FEET, EXCEPT IN THE ELDERLY HOUSING DISTRICT WHERE THE MINIMUM CONTINUOUS LOT FRONTAGE SHALL BE 100 FEET.
- 196-24(D)(2)(A) - EACH LOT FOR RESIDENTIAL USE IN AN R-A RESIDENCE-AGRICULTURAL DISTRICT SHALL CONTAIN A MINIMUM DIAMETER AREA OF 200 FEET WITHIN WHICH ANY DWELLING SHALL BE BUILT, WHICH DWELLING SHALL CONFORM TO ALL SETBACK AND OTHER PROVISIONS OF THIS BYLAW. THE DIAMETER AREA OF 200 FEET SHALL BE DESIGNATED ON ANY PLANS FOR THE LOT AND NEED NOT CONFORM TO THE SAID SETBACK PROVISIONS.
- 196-24(D)(2)(B) - NO LOT LAID OUT AFTER ADOPTION OF THIS AMENDMENT SHALL HAVE A LOT WIDTH MEASURED BETWEEN SIDE LOT LINES OF LESS THAN 100 FEET AT ANY POINT IN THE BUILDABLE PORTION OF SAID LOT.
- 196-24(D)(2)(C) - EACH LOT FOR RESIDENTIAL USE IN AN R-A RESIDENTIAL-AGRICULTURAL DISTRICT SHALL HAVE A MINIMUM DEPTH OF AT LEAST 50 FEET ALONG ITS MINIMUM REQUIRED FRONTAGE FOR A MINIMUM OF 200 CONTIGUOUS FEET ALONG SUCH FRONTAGE.
- 196-24(D)(3)(A) - FRONTAGE EXCEPTION FOR LARGER LOTS
 - (1) THE AREA OF THE LOT EXCEEDS BY AT LEAST FOUR ACRES THE MINIMUM AREA REQUIRED FOR SUCH AN R-A DISTRICT;
 - (2) THE LOT HAS A MINIMUM CONTINUOUS STREET FRONTAGE OF NOT LESS THAN 50 FEET AND A WIDTH OF NOT LESS THAN 50 FEET AT ANY POINT BETWEEN THE STREET AND THE SITE OF THE DWELLING;
 - (3) THERE IS NOT MORE THAN ONE OTHER SUCH LOT WITH FRONTAGE CONTIGUOUS TO IT; AND
 - (4) IT IS NOT, IN THE OPINION OF THE PLANNING BOARD, SO LOCATED AS TO BLOCK THE POSSIBLE FUTURE EXTENSION OF A DEAD-END STREET.
- 196-24(K)(1) - IRREGULARLY SHAPED LOTS
 - (A) A LOT WITH AT LEAST 250 FEET OF STREET FRONTAGE IS SUBSTANTIALLY IRREGULAR IN SHAPE IF THE AREA OF THE LOT IS LESS THAN 50% OF THE AREA OF A SQUARE LOT OF THE SAME PERIMETER.
 - (B) A LOT WITH LESS THAN 250 FEET OF STREET FRONTAGE IS SUBSTANTIALLY IRREGULAR IN SHAPE IF THE AREA OF THE LOT IS LESS THAN 20% OF THE AREA OF A SQUARE LOT OF THE SAME PERIMETER.

LEGEND

- BORDERING VEGETATED WETLAND
- 25' NO DISTURB
- 75' NO BUILD
- 100' BUFFER ZONE
- VERNAL POOL
- 100' VERNAL POOL BUFFER
- TOP OF BANK
- 200' RIVERFRONT AREA

GENERAL NOTES:

- WETLAND RESOURCE AREAS TAKEN FROM PLAN ENTITLED "PLAN OF LAND IN BOXFORD, MASS. SHOWING WETLAND RESOURCE AREAS" 57 MAIN STREET, PREPARED FOR ELMLEA PARTNERSHIP TRUST" DATED OCTOBER 19, 2004 AND PREPARED BY THE NEVE-MORIN GROUP, INC.
- CONCEPTUAL SUBDIVISION INCLUDES BOXFORD ASSESSOR'S MAP 28, BLOCK 2, LOT 17, MAP 28, BLOCK 1, LOTS 1 & 1.1 & MAP 32, BLOCK 3, LOTS 24 & 25.
- THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN THE NATURAL HERITAGE ESTIMATED HABITATS OF RARE SPECIES AND NATURAL HERITAGE PRIORITY HABITATS OF RARE SPECIES (PH 1994).



SURVEY BY:	N/A
DRAFTED BY:	WMS
CHECKED BY:	JMM
APPROVED BY:	JMM
SCALE:	1"=80'
DATE:	JANUARY 7, 2020

REVISIONS	
NO.	DESCRIPTION
1	REVISE PARCEL A, LOT 7, LOT 8, LOT 9 AND LOT C
2	ADD ZONING CRITERIA AND LOT FRONTS

CONSERVATION PLAN
IN
BOXFORD, MASSACHUSETTS
MAIN STREET
 (57, 63, 71, PARCEL 1 & PARCEL 2A MAIN STREET)
 PREPARED FOR:
ELMLEA PARTNERSHIP TRUST

CONCEPT
 DRAWING NO.
1 OF 1

