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VIA HAND DELIVERY TO CITY CLERK

President Michael H. Ossing
City Council
140 Main Street, 2nd Floor
Marlborough, MA 01752

Re: Proposed Overlay District Zoning Amendment – Lizotte Drive Overlay District

Dear President Ossing,

For the consideration of the City Council and pursuant to Marlborough City Code §650-60, FD 130 Lizotte, LLC (“FD 130”) respectfully requests the amendment of the Marlborough Zoning Ordinance. Specifically, FD 130 requests that the zoning bylaws be amended to include the “Lizotte Drive Overlay District”, which is attached hereto as the **Proposed Overlay District Zoning Amendment**. As an entity owning land in the City of Marlborough to be affected by the amendment, FD 130 has standing to initiate the proposed change.

The proposed change will allow for three (3) additional uses in the proposed overlay district, including: (1) multifamily condominium dwellings, (2) self-service storage facilities, and (3) contractor’s yard. Each of these uses is already defined within the Marlborough Zoning Ordinance, and as such, requires no further amendment.

Sincerely,

George T. Bahnan, Esq.
Assistant General Counsel

Cc: J. Christian Dumais, Mayor (by email)
Meredith Harris, Executive Director of Marlborough Economic Development Corp. (by email)

PROPOSED OVERLAY DISTRICT ZONING AMENDMENT
Article V of § 650

NAME OF OVERLAY DISTRICT: Lizotte Drive Overlay District

PROPONENT: FD 130 Lizotte, LLC

- A. PURPOSE AND OBJECTIVES: The Lizotte Drive Overlay District (the “LDOD”) allows the application of supplemental land use controls within the boundaries of a certain overlay district as an alternative to land use controls that exist in the underlying district. The establishment of the LDOD is to enhance land use development and promote:
- (1) Housing by allowing the construction of market-rate and affordable-rate multifamily condominiums; and
 - (2) Trade growth by allowing the construction of self-service storage facilities and contractor’s yards for the use of contractors, tradespeople and the public at large.
- B. LOCATION: For the purposes of this section, the LDOD shall be superimposed on the Limited Industrial District located along Lizotte Drive, inclusive of the property known and numbered as 130 Lizotte Drive thence south to and concluding at the intersection of Lizotte Drive and Williams Street; and from the intersection of Lizotte Drive and Jackson Drive to the intersection of Jackson Drive and Forest Street, as indicated on the City Zoning Map and more particularly depicted in Exhibit A attached hereto and incorporated herein by this reference.
- C. PERMITTED USES: All permitted uses must comply with the appropriate provisions of Article V and Article VII, except as otherwise specified herein. In addition to those uses which are allowed, either as of right or by special permit, in the underlying district of any land which has been included in the LDOD, the City Council may, by special permit in accordance with § 650-59, permit multifamily condominium dwellings, self-storage, and contractor’s yards of any underlying uses which are allowed, either as of right or by special permit, in the underlying district consistent with the following provisions:
- (1) Multifamily condominium dwellings created pursuant to the LDOD are subject to the provisions of §650-18(A)(4).
 - (2) Affordable rate units created pursuant to the LDOD are subject to the provisions of §650-26.
 - (3) Self-service storage facilities created pursuant to the LDOD are subject to the provisions of §650-5B{107}.
 - (4) Contractor’s yards created pursuant to the LDOD are subject to the provisions of §650-5B{31}.



:PROPOSED OVERLAY DISTRICT

