

**2.1 EXISTING CONDITIONS PLAN**

**See attached Civil Drawing 1 titled “Existing Conditions”**  
Prepared by Allen & Major Associates

**MEMO**

TO: Chris Berardi

FR: Susan A. Bernstein

RE: Weston Redevelopment Project: Preliminary Zoning Analysis

DATE: December 8, 2014

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The Property is located in the Business B District.

**Allowed as of Right:** Open Space and Privately owned and operated park or playground

**Allowed with Site Plan Review from Planning Board:** Office or Office Building, Bank, or Store, sales or show room for conduct of retail business ALL with 1,000 sq. ft. or gross floor area or less.

**Allowed with Site Plan Review from Planning Board AND Special Permit from the Zoning Board of Appeals:**

1. Office or office building with >1,000 sq. ft. of gross floor area
2. Bank with >1,000 sq. ft. of gross floor area
3. Store, sales or show room for conduct of retail business ALL with >1,000 sq. ft. of gross floor area
4. Eating place
5. Ambulatory medical office
6. Noncommercial club (recreational or social club by a private non-profit association)
7. Personal Service Establishment (??)
8. Filling station or garage for servicing or repairing of motor vehicles
9. Commercial greenhouse or nursery
10. Veterinarian, animal hospital
11. Exceptional uses: special circumstances the SPGA by Special Permit determines to be consonant with a business district

[This is the section most applicable to redevelopment of the site UNLESS a non-conforming use, such as residential, will be pursued.]

**Dimensional Requirements in the Business B District:**

Min. Frontage on the street	50 ft.
Min. Setback from the street	25 ft.
Min. Lot line setback	10 ft.
Max. Bldg. Coverage	25%
Max. Floor to Lot Ratio	1:2
Min. Lot Size	Not Applicable
Natural or Landscaped Buffer	Not Applicable

**Height Regulations in Business B:**

If less than 5 acres: 35 feet or 2.5 stories whichever is less

**Off Street Parking Regulations:** To be located on the same lot as the premises or within 200 feet

Retail Business: at least 2 spaces for each establishment, or 1 space for every 200-sq. ft of gross floor area (gfa) plus 2 spaces for each three employees or the nearest multiple thereof.

Office: 1 space for each 250 sq. ft. of gross rentable floor area plus 1 space for each three employees or nearest multiple thereof.

Other articles in the Zoning By-law that may be relevant:

Aquifer Protection Overlay Districts

**Wetlands and Flood Plain Protection Districts:** (Planning Board Reviews), in addition to Conservation Commission for work within 200 ft (the Riverfront) of the Stony Brook

Renewable Energy Overlay District

**Weston Historic Commission:** Historic District/Demolition Delay: Applicable since the existing building at the Property is an historic building

**Board of Health:** Septic Issues

Existing approval is for prior 4 bedroom residence=440 gallons  
The system is more than 20-years old. It passed the recent inspection dated 5-21 -14

Scenic Road

Historic Wall

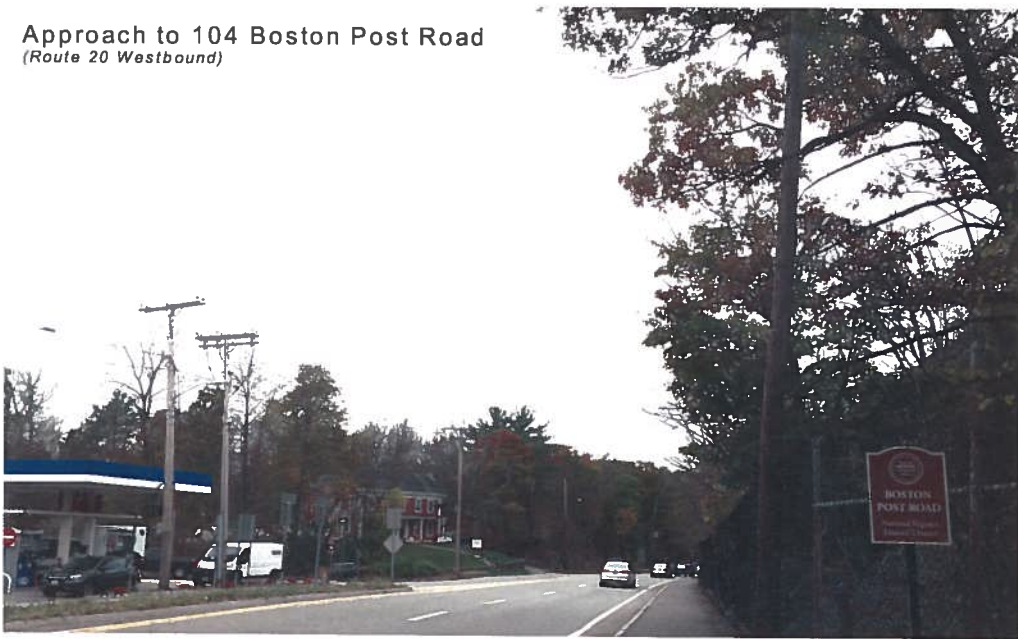
# 104 Boston Post Road (Route 20)



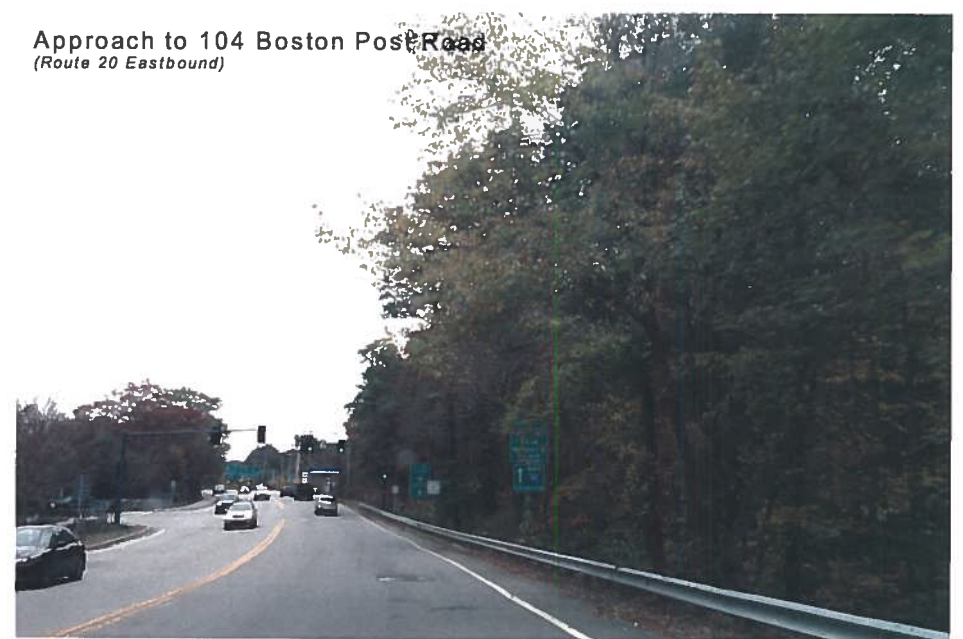
Aerial Photograph



104 Boston Post Road & Sibley Road  
*(View from Boston Post Road)*



Approach to 104 Boston Post Road  
*(Route 20 Westbound)*



Approach to 104 Boston Post Road  
*(Route 20 Eastbound)*

**2.4 DOCUMENTATION REGARDING SITE CHARACTERISTICS | CONSTRAINTS**

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