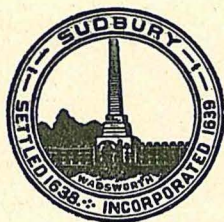


Special
Town Meeting
WARRANT

held on

Wednesday, June 24th, 1953



ADJOURNED MEETING

High School Auditorium

WEDNESDAY, SEPT. 16, 1953

AT 8 O'CLOCK

Town of Sudbury, Massachusetts

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.



To either of the Constables of the Town of Sudbury :

Greetings :

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury to meet at the Town Hall in said Town on Wednesday, June 24, 1953 at eight o'clock in the evening, then and there to act on the following articles :

Article 1. To see if the Town will grant and appropriate the sum of \$600.00 or any other sum for removing and trimming trees in the rear of the Goodnow Library. Pass any vote or take any action relative thereto. Submitted by the Tree Warden.

Article 2. To see if the Town will vote to retire and pay a pension to William E. Davison, Chief of the Fire Department and Building Inspector of said Town, at an amount not to exceed fourteen hundred and fifty dollars per annum, all as authorized by the General Court of the present year. Pass any vote or take any action relative thereto. Submitted by the Selectmen.

Article 3. To see if the Town will transfer from available funds the sum of \$500.00 or any other sum for the purpose of establishing a permanent account to be used for publishing by-laws. Pass any vote or take any action relative thereto. Submitted by Forrest D. Bradshaw.

Article 4. To see if the Town will authorize the Town Clerk to purchase a set of the "Annotated Laws of Massachusetts" and to appropriate \$120.32 or any other sum for this purpose. Pass any vote or take any action relative thereto. Submitted by Forrest D. Bradshaw.

Article 5. To see if the Town will accept from Marian Heath the sum of \$75.00; the income to be used for the perpetual care of her lot No. 19 in the Town Cemetery, any balance of income to be used for

general cemetery purposes. Pass any vote or take any action relative thereto.

Submitted by F. Alvin Noyes.

Article 6. To see if the Town will accept from Lena Rogers the sum of \$300.00; the income to be used for the perpetual care of lots No. 156 and 158 on Hillside Avenue in Mt. Pleasant Cemetery, any balance of income to be used for general cemetery purposes. Pass any vote or take any action relative thereto.

Submitted by F. Alvin Noyes.

Article 7. To see if the Town will vote to create a regional school district planning committee in accordance with Section 14 of Chapter 71 of the General Laws, as amended, to consist of three members, including one member of the School Committee, to be appointed by the moderator, and to continue the Regional School Study Committee established under Article 17 of the 1953 Annual Town Meeting. Pass any vote or take any action relative thereto.

Submitted by the Regional School Study Committee.

Article 8. To see if the Town will vote to correct error in Article 62 of the Annual Town Meeting of 1953 by changing Lakewood Avenue to read Lakewood Drive. Pass any vote or take any action relative thereto.

Submitted by the Selectmen.

Article 9. To see if the Town will vote to amend the Building Code By-Laws by adding under Section 9 a new subsection to read as follows:

FLOOR AREA

1. No single family dwelling one story in height shall have a floor area of less than seven hundred square feet (700 sq. ft.).
2. No single family dwelling more than one story in height shall have a first floor area of less than five hundred square feet (500 sq. ft.) or a second floor area of less than two hundred and fifty square feet (250 sq. ft.). Of the second floor area at least one hundred and twenty-five square feet (125 sq. ft.) shall have a head room of not less than seven feet (7 ft.).

Approved by the Planning Board.

Submitted by The Town Clerk.

Article 10. To see if the Town will amend Article IX of the Zoning By-Laws as follows:—Pass any vote or take any action relative thereto:

- (a) SECTION 1. In the first sentence, change "three" to "four," so that it will read:

The Town of Sudbury is hereby divided into four types of districts . . .

At the end of the first paragraph, before sub-section A, insert:

A subdivision of the Business District is hereby established, designated as the "Limited Business District." Regulations and provisions of this By-Law applicable to the Limited Business District shall hereafter apply to those districts designated on said zoning map, as amended, by the following particular letters and numbers: B2, B3, B4, B7, B8, B9, B10

Recommended by the Planning Board.

- (b) That sub-section 1 A (2) be amended by adding the following sections:
- (b) "Any such permit shall be subject to all requirements as to set backs, off street parking and all requirements and restrictions pertaining to a business area."
- (c) "Customary home occupation conducted in a dwelling or building accessory thereto by a person living and maintaining a home on the premises, such as a professional office, renting of rooms or the furnishing of table board to not more than four persons, dressmaking, home cooking, tutoring, or handcraft work (but not including a barber shop, beauty parlor, gift shop, real estate office, restaurant, tourist home or similar use offering services to the general public); provided that:
- (1) Such use is clearly incidental and secondary to the use of the premises for residential purposes.
 - (2) Not more than one person other than residents of the premises is regularly employed thereon in connection with such use.
 - (3) No offensive noise, vibration, smoke, dust, odors, heat or glare is produced.
 - (4) There is no exterior display and no exterior sign pertaining to such use, except for a name plate, not exceeding one square foot in area, indicating the professional occupation of a doctor or dentist residing on the premises.
 - (5) There is no exterior storage of material or equipment (including the parking of commercial vehicles) and no other exterior indication of such use or variation from the residential character of the premises."

Recommended by the Planning Board.

- (c) In sub-section 1 A (3), strike out the entire provision.

Recommended by the Planning Board.

- (d) Strike out entire sub-section 1 B, and substitute:
- 1 B. The following uses shall be permitted in Limited Business and Business Districts:
- (1) Any uses permitted in Single Residence Districts.

- (2) Stores, salesrooms or showrooms for the conduct of a retail business.
- (3) Personal service shops of a barber, hairdresser, manicurist, or shoe shiner.
- (4) Shops for custom work by a dressmaker, furrier, interior decorator, milliner, or tailor.
- (5) Shops for custom work by a cabinet maker, job printer, repairer of household appliances or furnishings, shoemaker, upholsterer, or woodworker; provided, that all work and repair operations shall be confined to week-days between the hours of 6:00 A. M. and 9:00 P. M., unless a permit is granted for operations during specified additional hours by the Board of Appeals.
- (6) Any of the following service establishments dealing directly with the consumer: collection station for laundry or dry cleaning, frozen food locker, hand or self-service laundry, funeral home, photographic studio, or repair shop for wearing apparel or accessories.
- (7) Business or professional offices or agencies, banks or other financial institutions.
- (8) Restaurants or other eating places serving food only to persons seated at tables or counters, if no mechanical or live entertainment is regularly furnished.
- (9) Such similar uses as the Board of Appeals may approve and grant permits therefor.
- (10) Exterior signs of a non-flashing, non-fluorescent type, pertaining only to permitted uses on the same premises.
- (11) Such storage of materials, equipment and merchandise as is incidental to and usual in connection with any permitted uses on the same premises.
- (12) Such light manufacturing as is incidental to and usual in connection with any permitted uses on the same premises, provided that the major portion of the products are sold at retail on the premises and that not more than 1000 square feet of floor area per establishment are used for such manufacturing.

The following additional uses shall be permitted in Business Districts:

- (13) Drive-in retail establishments regularly serving food or dispensing merchandise from inside a building to persons standing outside or seated in their automobiles on the premises.
- (14) Restaurants or other eating places serving food only to persons seated at tables or counters, and regularly

furnishing mechanical or live entertainment.

- (15) Indoor theaters, if a permit is granted therefor by the Board of Appeals.
- (16) Automobile filling stations for the dispensing and sale of fuels, lubricants, radiator fluids and accessories, and the performance of incidental services, including tire changing, tube repairing, lubrication and washing.
- (17) Hotels, motels, overnight cabins, trailer camps or parks, if a permit is granted therefor by the Board of Appeals.
- (18) Exterior signs of a non-flashing fluorescent type pertaining only to permitted uses on the same premises.

Recommended by the Planning Board.

(e) Strike out entire sub-section 1 C, and substitute:

1 C. The following uses shall be permitted in Industrial Districts:

- (1) Any uses permitted in Single Residence, Limited Business, or Business Districts.
- (2) Any retail business or service, and any wholesale, storage, industrial or manufacturing use, including processing, fabrication and assembly; provided, however, that no use shall be permitted which would be seriously detrimental or offensive to adjoining districts or tend to reduce property values by reason of dirt, odor, fumes, smoke, gas, sewage, refuse and other waste matter, noise or excessive vibration or danger of explosion or fire, and provided further, that no theaters or other commercial amusements and no hotels, motels, overnight cabins, trailer camps or parks shall be permitted unless a permit is granted therefor by the Board of Appeals.

Recommended by the Planning Board.

(f) At the end of sub-section 1 D, add:

... ; provided, however, that any dwelling or building accessory thereto hereafter erected, moved or relocated in Limited Business, Business or Industrial Districts shall conform to the lot area and lot width requirements applicable to said building if located in the Single Residence District.

Recommended by the Planning Board.

(g) At the end of Section 1, add:

E. The following special provisions shall apply in Limited Business, Business, and Industrial Districts:

- (1) *Exterior lights.* Any exterior light shall be so arranged

as to reflect the light away from streets and Single Residence Districts.

- (2) *Exterior signs.* No exterior signs shall exceed in total area one square foot for each lineal foot of principal street frontage occupied by the business or industrial use to which it pertains, and not more than two such signs, other than those which are attached to and are part of the architectural design of a building, shall be permitted for each separate and distinct enterprise on the premises.
- (3) *Screening of open uses.* Any open storage or display of junk, (including wrecked automobiles, scrap iron, used paper, or rags), or of other low-value or used material whose open storage or display is deemed by the Planning Board as creating a substantial visual nuisance, shall be completely screened from view at normal eye level from any public or private street or any premises, other than that on which located. Any other business or industrial use conducted outside a completely enclosed building (including open displays, signs, service operations, storage, parking, and manufacturing) shall, if normally visible at eye level from any point within a Single Residence District and less than 150 feet distant, be completely screened from such view, except where the business or industrial use is separated from the Single Residence District by a public street having a width of 40 feet or more. Screening required under this paragraph shall be by an evergreen planting, fence or other suitable visual barrier.
- (4) *Off-street parking.* No business or industrial building shall hereafter be erected or externally enlarged, and no business or industrial use shall hereafter be established or expanded in ground area, unless there is provided on the lot or land associated therewith, within 300 feet of such building or use, off-street automobile parking space on the basis of the following minimum requirements:
 - (a) Retail stores, shops for custom work, consumer service establishments, offices and banks — at least one off-street parking space for each 180 square feet of ground floor area of the building plus one additional space for each 900 square feet of floor area in all stories above the first story.
 - (b) Restaurants and other eating places, theaters and other places of assembly — at least one off-street parking space for each three seats that are provided for patron use.
 - (c) Hotels, motels, and other places offering overnight accommodations — at least one space for each guest room.

- (d) Wholesale, storage, industrial and manufacturing uses, including business service establishments, such as printing, engraving and blue-printing, warehouses and material storage and sales yards, contractor equipment and lumber yards, research laboratories, and processing, fabricating and assembly plants — at least one off-street parking space for each two persons employed or anticipated being employed, on the largest shift.
- (e) Drive-in business and any non-residential uses not otherwise covered by the provisions of this paragraph — at least such off-street parking space as the Planning Board shall deem adequate to serve the public (whether as customers, patrons or visitors), and the employees of the business or use.

For the purposes of this By-Law, a space of 180 square feet of appropriate dimensions for the parking of an automobile, exclusive of access drives or aisles, shall be considered as one (1) off-street parking space. In the case of mixed uses in the same building or on the same lot, or the joint use of spaces by two or more separate buildings or uses, the total requirements for off-street parking space shall be the sum of the requirements of the various buildings and uses computed separately. Required parking spaces shall be located, graded, drained and otherwise constructed in accordance with the site plan hereinafter required, shall be provided with a dust-free surface, and shall be permanently maintained and available for use by the customers and employees of the business or industry with which connected.

- (5) *Vehicular access.* All vehicular access to and from any lot used for business or industrial purposes shall be through designated driveway openings at the street line having a width of not more than 20 feet, and not more than one opening for entrance and one opening for exit (which may be contiguous with a total width of 40 feet) shall be permitted at any street line for each 100 feet of lot frontage along said line, if in a Limited Business District, or for each 200 feet of lot frontage along said line, if in a Business or Industrial District. In the case of a lot having less than the specified frontage along a street line, a total of not more than two designated driveway openings shall be permitted, one of which shall be for entrance and the other for exit, and provided:
 - (a) said lot was shown on a plan duly recorded by deed or plan at the time this amendment is adopted, or

- (b) said openings are used or to be used in common by two or more lots having a total continuous frontage along a street line of at least the amount specified for a single lot, or
 - (c) said openings are at the street line of a private way whose primary function, in the opinion of the Planning Board, is to provide access to premises located in non-residential districts.
- (6) *Site plan approval.* No business or industrial building shall hereafter be erected or externally enlarged, and no business or industrial use shall hereafter be established or expanded in ground area except in conformity with a site plan bearing an endorsement of approval by the Planning Board. Said site plan shall show among other things, all existing and proposed buildings, structures, parking spaces, driveway openings, driveways, service areas, and other open uses, all facilities for sewage, refuse and other waste disposal, and for surface water drainage, and all landscape features (such as fences, walls, planting areas and walks) on the lot. Any person desiring approval of a site plan under this paragraph shall submit said plan to the Selectmen, who shall transmit it forthwith to the Planning Board, and no building permit shall be issued until said Board has approved the plan or has allowed thirty days to elapse after receipt thereof without acting thereon. The Board shall have power to modify or amend its approval of a site plan on application of the person owning or leasing the premises, or upon its own motion in the event of changes in physical conditions sufficient to justify such action within the intent of this paragraph. All of the provisions of this paragraph applicable to approval shall, where apt, be applicable to such modification or amendment. In considering a site plan under this paragraph the Planning Board shall assure, to a degree consistent with a reasonable use of the site for the purposes permitted by the regulations of the district in which located:
- (a) protection of adjoining districts against seriously detrimental or offensive uses on the site.
 - (b) convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets and land.
 - (c) adequacy of the methods of disposal for sewage, refuse and other wastes resulting from the uses permitted on the site, and the methods of drainage for surface water from its parking spaces and driveways.

The following additional provisions shall apply in Limited and Business Districts:

- (7) *Enclosure of uses.* All business and service, including incidental storage and light manufacturing and the regular parking of commercial vehicles, shall be conducted wholly within a completely enclosed building, except for:
- (a) the growing of plants in the soil.
 - (b) open-air dining areas where patrons are seated at tables.
 - (c) parking areas for customer and employee automobiles.
 - (d) exterior signs as permitted herein.
 - (e) open-air displays of sample merchandise on the same premises as a completely enclosed building in which such merchandise is regularly sold, provided that the portion of the lot used for such displays has a ground area of less than ten per cent of the area covered by said building.
 - (f) in Business Districts only, the dispensing of fuels, lubricants or fluids at filling stations, and the serving of food or dispensing of merchandise from a completely enclosed building to persons outside at drive-in establishments.

Recommended by the Planning Board.

(h) SECTION 7.

Strike out the entire section and substitute:

DWELLING CONVERSION

In Single Residence Districts, the Board of Appeals may permit the conversion of a single family dwelling into a dwelling accommodating two families, provided such dwelling was in existence at the time of adoption of this By-Law and that such conversion will not destroy the single residence character of the building.

Recommended by the Planning Board.

(i) SECTION 8.

Strike out the words "for sale" so that said section will read as follows:

"The removal of sod, loam, sand, gravel and ledge except when incidental to and in connection with the construction of a building for which a permit has been issued by the selectmen, or the use of land for a cemetery, playground, picnic ground, for educational purposes or recreation field, shall be allowed only if the Board of Appeals shall rule that such removal or use is not detrimental to the neighborhood."

Recommended by the Planning Board.

(j) SECTION 9.

Strike out the entire section and substitute:

NOTICE, HEARING AND DECISION

No permit shall be granted by the Board of Appeals except after a public hearing before said Board. The Board of Appeals shall fix a reasonable time for the hearing of any appeal, petition, or other matter referred to it, and shall give public notice of the time, place and purpose of the hearing in a local newspaper at least fourteen days before said hearing. At least seven days before said hearing, the Board of Appeals shall post a copy of said notice in each of at least three public places in the town, and mail a copy of said notice to the petitioner and to the owners of all property deemed by said Board to be affected thereby. A permit shall be granted only by the concurring vote of all the members of the Board, and said Board shall grant or deny a permit within a reasonable time after the public hearing thereon, which time shall not exceed forty-five days unless extended in writing by the petitioner.

Recommended by the Planning Board.

(k) SECTION 12.

Strike out the entire section and substitute:

HOTELS, CABINS, AND CAMPS

Hotels, motels, overnight cabins, trailer camps or parks may be established only in a usiness or Industrial District, provided a permit therefore is granted by the Board of Appeals. Said Board shall attach to each permit issued such conditions as it deems advisable for the disposal of sewage, refuse and other waste matter as are not inconsistent with any regulations of the Board of Health.

Recommended by the Planning Board.

(1) SECTION 13.

Strike out the entire section and substitute:

CONTINUATION AND EXTENSION OF
NON-CONFORMING USES

- A. Any lawful building or structure, or use of a building, structure or premises existing at the time this By-Law is adopted which does not conform to the regulations of the district in which located may be continued, subject to the provisions of Section 2.
- B. The Board of Appeals may authorize a non-conforming use to be extended or a non-conforming building to be structurally altered or enlarged; provided that such extension, alteration, or enlargement will alleviate a clearly demon-

strable hardship and will not be detrimental or objectionable to the neighborhood.

Recommended by the Planning Board.

(m) SECTION 14.

Strike out the entire section and substitute:

SET BACK AND YARDS

- A. *Requirements.* In all districts except as herein provided, no building hereafter erected, moved or relocated shall be (a) nearer to the center line of any street or way than the "Required Set Back Distance from Street Center Line," or (b) nearer to the exterior line of any street or way than the "Required Front Yard Depth," or (c) nearer to the side lines of its lot than the "required Side Yard Width," or (d) nearer to any boundary of a Single Residence District outside of a street line than the "Required Clear Distance from Residence Zone Boundary," or (e) nearer to the rear line of its lot than the "Required Rear Yard Depth," specified in the following table for the district in which located:

District	Space Between Building and Street			Space at Sides and Rear of Building	
	(a) Required Set Back Distance From Street	(b) Required Front Yard	(c) Required Side Yard	(d) Required Clear Distance from Residence Zone Boundary (whether at side or rear)	(e) Required Rear Yard
Single Residence	Center Line 50 ft.	Depth 20 ft.	Width 20 ft.	None	5 ft. for one-story detached accessory bldgs.; 30 ft. for all other buildings.
Limited Business	50 ft.	20 ft.	20 ft. for dwellings; 5 ft. for all other bldgs. unless having a party wall on the side lot line	20 ft.	20 ft. for dwellings; none for all other buildings
Business	70 ft.	50 ft.	20 ft. for dwellings; 5 ft. for all other bldgs., unless having a party wall on the side lot line or unless abutting a railroad right-of-way.	20 ft.	20 ft. for dwellings; none for all other buildings
Industry	50 ft.	50 ft. from line of the Post Road, so-called; 20 ft. from the line of all other streets.	30 ft., unless abutting railroad right-of-way.	30 ft.	30 ft., unless abutting railroad right-of-way.

NOTE: Where two or more of the above requirements are applicable to the same open space, that which imposes the greatest restriction on the placement of the building will control.

B. MODIFICATIONS AND EXCEPTIONS

1. In all districts, no building need be further from either the exterior or the center line of any street or way than the average distance from each such line, respectively, of the dwellings or other principal buildings located on the adjoining side lots. In determining such average, a vacant side lot shall be considered as though occupied by a building having the required set back and front yard.
2. In Limited Business, Business, and Industrial Districts, no open display, except growing plants, no sign, no gas-line pump, and no structure, hedge, or landscape feature having a height in excess of three feet, except a utility or light pole, shall be nearer to the center or exterior line of any street or way than seventy-five per cent of the required set back and front yard distance, respectively, specified herein for a building in the district in which located.
3. Nothing herein shall prevent the projection of cornices or eaves not exceeding eighteen inches in width, or of steps, unroofed porches or window sills into any required yard or other open space.

Recommended by the Planning Board.

(n) SECTION 16.

Strike out the second paragraph only, and substitute:

The limit of height in Limited Business Districts shall be the same as in Single Residence Districts. The limit of height in Business and Industrial Districts shall be two stories, not to exceed Twenty-five feet at the highest point of the roof.

Recommended by the Planning Board.

(o) SECTION 18.

Strike out the entire section, and substitute:

LOCATION OF AUTOMOBILE SERVICES

No driveway opening serving a garage for motor vehicle repairs, an automobile filling station, a drive-in business establishment, or an automobile parking area with more than ten (10) spaces, shall be located in any district on either side of the same street between two intersecting streets as, and within 300 feet from, any entrance to or exit from a public or non-profit private school, public library, church, public park or playground, or public or non-profit private institution for the sick or dependent, or for children under sixteen years of age.

Recommended by the Planning Board.

(p) SECTION 19.

Strike out the entire section, and substitute:

FARM STANDS

The display and sale of farm products shall be permitted in Single Residence Districts, provided that eighty per cent (80%) or more of the products displayed and sold shall be grown on the premises, and provided further that any building so used shall be subject to the same requirements and limitations as to exterior lights and signs, screening of open uses, off-street parking, vehicular access, site plan approval, enclosure of uses, set back distance, and front yard depth as would be applicable to said building if located in a Business District.

Recommended by the Planning Board.

Article 11. To see if the Town will amend the Zoning By-Laws, Article IX, Section 5 by adding the following sections "B" and "C".

"B" Permits will not be granted for the construction or alteration of any structure that will cause a change in existing grades and contours which interfere with drainage of water from the public highways unless provision is made at the owners expense for the proper disposal of such water by gutters, ditches, pipes or other necessary drainage structures. The owner will be required to grant the Town any necessary drainage easements.

"C" A permit issued by the Planning Board and approved by the Highway Surveyor shall be required for any private road or driveway which enters a public right-of-way. The Town Highway Surveyor shall have the authority to determine the grading and construction of that part of such roads and drives which lies within the public right-of-way in order that they may meet the requirements of public safety and proper drainage. The owner of the road or drive shall pay any cost incidental to the construction thereof including the cost of any necessary drainage structures.

Pass any vote or take any action relative thereto.

Recommended by the Highway Surveyor.

Article 12. To see if the Town will amend Article IX, Section 7 of the Zoning By-Laws by adding the following paragraph:

"The Board of Appeals may impose appropriate conditions and safeguards in all its decisions and may impose limitations both of time and of user and a continuance of the use permitted may be conditional upon compliance."

Pass any vote or take any action relative thereto.

Submitted by S. M. W. Gray, Clerk of Board of Appeals.

Article 13. To see if the Town will amend Article IX, Section 1 of the Zoning By-Laws by establishing the following new business and

industrial areas and directing that the boundaries of the same be incorporated into the existing Zoning Map of the Town of Sudbury, under the direction of the Board of Selectmen: Pass any vote or take any action relative thereto:

A. Changes to Industry.

1. In South Sudbury, the area north of the Boston and Maine R. R. starting at a point 165' west of the N. Y., N. H. & H. track, thence northerly parallel to N. Y., N. H. & H. track to a point 300 feet north of the center line of Boston and Maine track, thence easterly at right angles to Union Avenue, thence northerly along the center line of Union Avenue to a point where the center line of Union Avenue crosses the center line of Codjer Lane, thence westerly along the center line of Codjer Lane as it now runs and in the same westerly direction to the west bound of property owned by Stone Brothers, thence southerly along said Stone Brothers' property line to the center line of the Boston and Maine track, thence easterly along said center line of the Boston and Maine track to a point on the present westerly boundary of Industrial District #2, thence northerly to the point of beginning.

Not recommended by the Planning Board. A smaller area allowing a 600 ft. strip north of the Boston and Main R. R. was recommended by a 2 - 1 vote.

2. In South Sudbury, the area south of the Boston and Maine R. R. starting at a point where the center line of the Boston and Maine track and the westerly boundary of Industrial District #2 intersect, thence westerly along said center line of the Boston and Maine track to a point opposite the west property line of Stone Brothers, thence southerly at right angles 600 ft., thence parallel to the center line of the Boston and Maine track to the east boundary of property owned now or formerly by H. P. Hood & Sons, thence southerly along said property line to a point 300 ft. northerly from the center line of the Boston Post Road, thence turning easterly parallel to the Boston Post Road to the west boundary of the Industrial Zone, thence northerly along said boundary to the point of beginning.

The Planning Board recommends this area 2 - 1.

3. In South Sudbury, the area south of the Boston Post Road between said Road and the Boston and Maine R. R. extending easterly from the Lettery property line to the present Industrial area.

Recommended by the Planning Board.

4. In South Sudbury, the area south of the B. & M. R. R., extending easterly from the Lettery property line to the Sudbury-Wayland town line, a depth of 300 feet.

Recommended by the Planning Board.

5. All that area in Sudbury, enclosed by the Wayland-Sudbury Town Line north and south of the Boston Post Road and east of the Wayland-Sudbury Town Line with the exception of the Training Field east of Old County Road which is excluded.

Recommended by the Planning Board.

6. In North Sudbury, the east side of the N. Y., N. H. & H. R. R., from North Road, south to Haynes Road, and a depth of 300 feet. In North Sudbury, the west side of the N. Y., N. H. & H. R. R. from North Road, south to Pantry Road, and a depth of 300 feet.

Not recommended by the Planning Board.

7. In North Sudbury, the area northwest of the town dump, bounded by the Maynard-Sudbury line, the Concord-Sudbury line, and a line running approximately from the Maynard dump, through the Sudbury dump, to the Concord-Sudbury line.

Not recommended at this time by the Planning Board.

B. Changes to Business.

1. The area south of Hudson Road extending easterly from the Ammunition Dump, to the property of Bent, and southerly to the property line of the Bradlee Estate.

Not recommended by the Planning Board.

2. Both sides of Marlboro Road, at the intersection of Hudson Road, a distance of 200 feet along Marlboro Road, and a depth of 200 feet on the Hudson Road.

Not recommended at this time by the Planning Board.

3. Both sides of Pratt Mill Road at the intersection of Peakham Road, a distance of 200 feet along Pratt Mill Road, and a depth of 200 feet on Peakham Road.

Not recommended at this time by the Planning Board.

4. Additional depth to the present area on the North side of the Boston Post Road from Dingley's Garage to Ecke's Motel, the depth to be 300 feet, instead of 150 feet.

Recommended by the Planning Board 2 - 1.

5. In South Sudbury, the area south of the Boston Post Road starting at a point in the center line of the Boston Post Road opposite the present north-westerly boundary of property owned now or formerly by Leonard E. Pike, thence running southerly from said center line and along Pike's west boundary to a point 200 feet south of the center line of the Boston Post Road, thence easterly parallel to the center line of the Boston Post Road to a point southerly of the south-easterly bound of the present Business District #11 (Vana's), thence northerly, westerly and northerly as the District boundary runs to the

center line of the Boston Post Road, thence westerly along said center line to the point of beginning.

Recommended by the Planning Board.

6. An area on the north side of the Boston Post Road bounded as follows; starting at a point on the north side of the Boston Post Road where the N. Y., N. H. & H. R. R. right-of-way runs, thence northerly 300 ft., thence easterly parallel to the Boston Post Road to the easterly property line of Land now or formerly of H. P. Hood and Sons, thence southerly to the Boston Post Road, thence westerly along said road to the point of beginning.

Recommended by the Planning Board.

7. An area to include all of the property which is located east of Landham Road, south of the Boston Post Road, west of the present Industrial zone and north of the southern boundary of the Boston and Maine R. R., as it now runs; and in addition all of the property east of a small brook as it now runs on the easterly side of Green Hill, south of the Boston Post Road, west of Landham Road and north of the south bound of the Boston and Maine R. R. as it now runs.

Recommended by the Planning Board.

8. An area to include all of the property which is located within the following bounds, starting at a point on the north side of the Boston Post Road at Goodman's Hill Road and running northerly along Goodman's Hill Road a distance of 200 ft., thence westerly parallel to the Boston Post Road to a point opposite the northeast corner of property now owned by the Boston Edison Company where it joins the Boston Post Road, thence southerly to the Boston Post Road, thence easterly to the point of beginning.

Recommended by the Planning Board.

Article 14. To see if the Town will amend Article IX, Section 1 of the Zoning By-Laws by inserting therein the following written description of Business Districts #2 and #3 so that they will properly describe these areas as now shown on the Zoning Map.

Business District No. 2 is bounded by a line starting at the junction point of John Whitworth's east boundary and the Post Road, thence southerly along said Whitworth's boundary to Boston & Maine track, thence in a westerly direction along the track to Wash Brook, thence in a northwesterly direction along Wash Brook to Mill Lane, thence northerly along Mill Lane to the Post Road, thence easterly along Post Road to point of beginning.

Business District No. 3 is bounded by a line starting at a point at the junction of Massasoit Avenue and Post Road extending northerly along Massasoit Avenue to a point 100 feet deep from Post Road, thence in a westerly direction parallel to Post Road to Concord Road, thence

southerly along Concord Road to Post Road, thence easterly along the Post Road to the point of beginning.

Pass any vote or take any action relative thereto.

Recommended by the Planning Board.

Article 15. To see if the Town will transfer \$400.00 or any other sum from available funds to the Planning Board for the purpose of having a study made on the proposition to divide the residential areas into two or more lot size zones.

Recommended by the Planning Board.

Article 16. To see if the Town will vote to amend Section 1 B of its Zoning By-Laws by establishing a new business district and directing that the boundaries of same be incorporated into the existing Zoning Map of the Town of Sudbury, under the direction of the Board of Selectmen, as follows:—

“A certain parcel of land in the southerly part of Sudbury, situated on the southerly side of the Boston Post Road, bounded and described as follows:

Beginning at the northwesterly corner of the premises, at land of Helen O’Keefe, on Boston Post Road thence running easterly along said road 743.88 feet to a point, thence northerly eight feet to a point on said road, thence turning and running easterly along said road 702.90 feet to land of Ida Johnson, thence turning and running along said land of Ida Johnson 301.04 feet to a point, thence turning and running westerly through land of the petitioners 1468.46 feet to land of Helen O’Keefe, thence turning and running northerly along said O’Keefe land 303.56 feet to the point of beginning. Said parcel containing in all about 10.5 acres.

Pass any vote or take any action relative thereto.

Submitted by Neil W. MacLeod and Doris MacLeod.”

Not recommended by the Planning Board.

And you are required to serve this warrant by posting attested, printed copies thereof at the town house, each public meeting house, railroad station and post office in said town, seven days at least before the time appointed for said meeting.

Hereof fail not and make due return of this warrant by your doings thereon to the Town Clerk, at or before the time of meeting aforesaid.

Given under our hands this eleventh day of June, one thousand nine hundred and fifty-three.

LAWRENCE B. TIGHE,
AUBREY W. BORDEN,
HARVEY N. FAIRBANK,
Selectmen.