

Malcolm Ragan

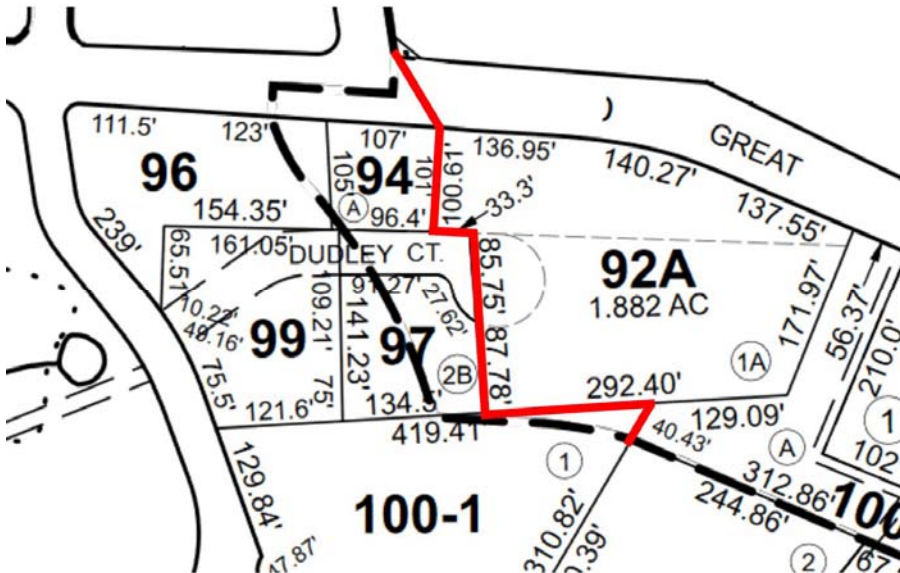
From: Leigh Hilderbrandt <lhilderbrandt@gmail.com>
Sent: Wednesday, September 22, 2021 12:22 AM
To: Jesse Steadman; Malcolm Ragan
Subject: Lower Village Zoning

Hi, Stow Planning Board and Department -

I hope you are well. I see that there is a [Lower Village Rezoning Forum - Oct 7th at 7pm](#). As a reminder, I would still like to have my property rezoned back to residential, especially since my house has been a residence for over 300 years and is among the oldest houses in Stow. I hope my request is being considered.

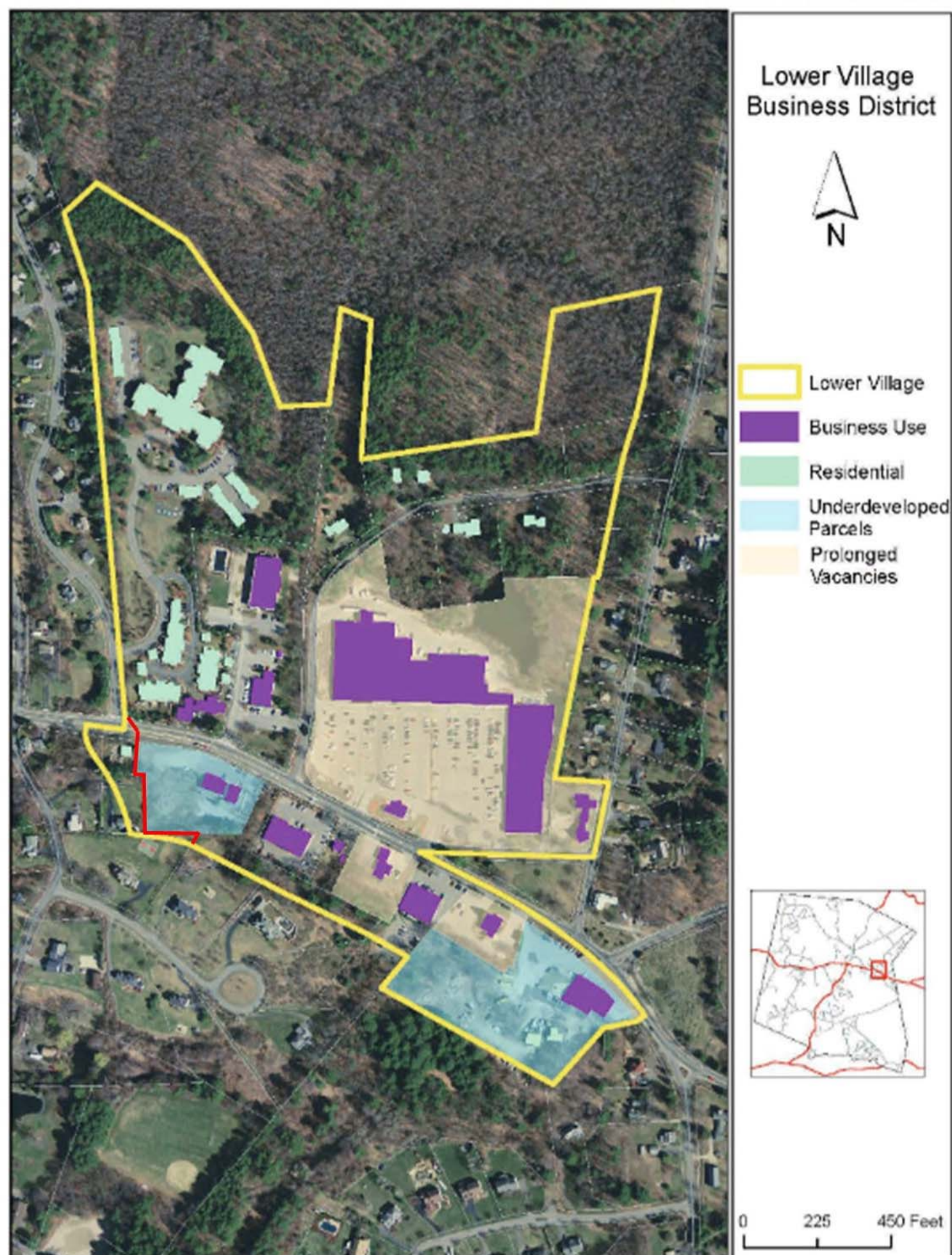
The change I am requesting would impact four properties, lot 94 (mine), and lots 96, 97, and 100-1 because portions of their properties are zoned as business, as indicated by the dashed line on the R-29 property map. In fact, the current boundary goes through the house at 12 Bradley Lane (Lot 97). I'm proposing that zoning boundaries follow the existing property lines, indicated in red on the property map, which would bring the zoning into compliance with the town bylaw.

"2.3.3 Where the boundary lines are shown approximately on the location of property or LOT lines, and the exact location of property, LOT or boundary lines is not indicated by means of dimensions shown in figures, **then the property or LOT lines shall be the boundary lines in existence** and as recorded at the time of the adoption of or amendment to the Zoning Map."



To further put into context with the Lower Village Business District, the yellow line in Fig. 9—Development Status of Lower Village Properties (page 11) of the Lower Village Revitalization Subcommittee Final Report indicates the current boundary and the red line indicates my proposal.

Fig. 9—Development Status of Lower Village Properties



Frankly, I question why so many residential properties, indicated in mint green, were included in the business zoning, especially the historic homes on Samuel Prescott Drive. 30 Samuel Prescott Drive was built in 1830 and 47 Samuel Prescott Drive in 1896; both homes were originally located on Great Road and moved because of business development. I can't help but wonder why they were moved only to be zoned for business, which would put them at risk for being destroyed like many other historic homes that were sacrificed for business growth.

Personally, I'm very concerned about what the newest zoning proposals are going to be. I'm of the mindset that the oldest part of town should never have become the business district in the first place. It should have been preserved as a historic district. While that cannot be undone, there's no reason to compound the mistake. The Lower Village businesses' quest for water will impact the current residents and our conservation areas. Instead of having zoning that focuses on further development that requires more water, the Town should focus on sustainability and preservation by attracting small, green businesses that don't need more water. Save the big development, like restaurants and more housing, for the western part of town that has better access to water and fewer traffic issues. Then, the Lower Village could return to being a more quaint, tree lined thoroughway of small businesses, rather than a stretch of unsightly pavement with unsustainable businesses and uncontrollable traffic patterns.

I have many thoughts about the types of green businesses that would be a good fit for the Lower Village that I'd be happy to discuss with you more in the future.

Thank you for your time and consideration,

- Leigh Hilderbrandt
196 Great Road, Stow