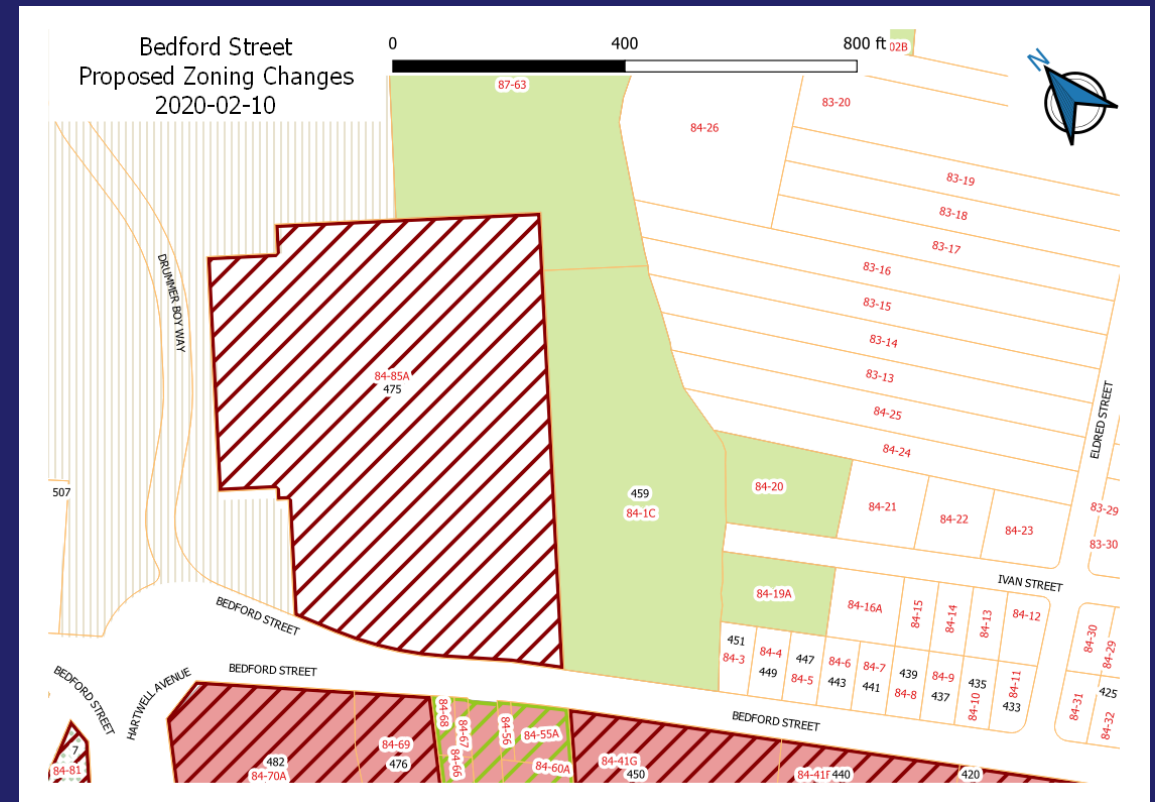


***Article 44***  
***Bedford Street near Hartwell Avenue***

*February 26, 2020*  
*Public Hearing*

# Why This Change?

- 475 Bedford Street is currently zoned RO (large-lot single-family residential).
- This is not a good use of this site if it is ever redeveloped.
  - The lot does not abut any existing single-family neighborhoods.
  - The large-lot zoning is not consistent with nearby residential neighborhoods (multifamily or small-lot single-family).
- The owner has approached the Town to discuss redevelopment options.
- Commercial development is more appropriate to the location and more beneficial to the Town.
- CM District zoning is consistent with the Hartwell Avenue area across Bedford Street.



# Questions?