

LAND USE AND ZONING

PARCEL ID: H-157 & H-40

GENERAL BUSINESS (GB) DISTRICT

PROPOSED USE

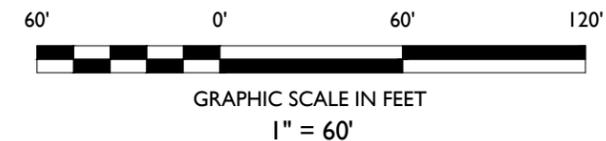
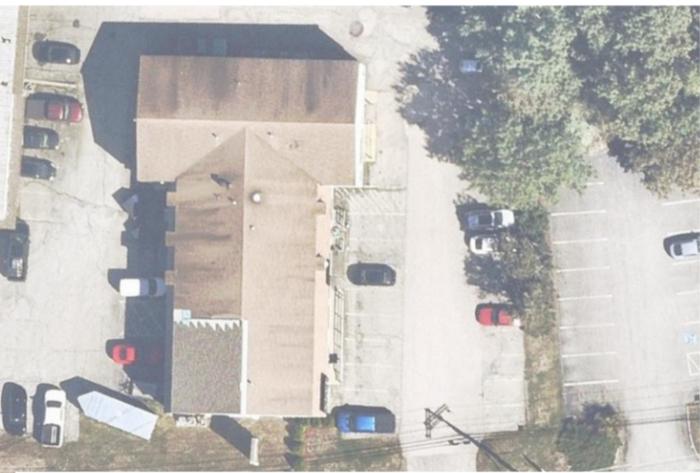
SHOPPING CENTER
OFFICE BUILDING OVER STOREFRONT

PERMITTED USE
PERMITTED USE

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF (0.23 AC)	169,013 SF (3.88 AC)	NO CHANGE
MINIMUM LOT WIDTH	50 FT	409.3 FT	NO CHANGE
MINIMUM LOT FRONTAGE	50 FT	408.6 FT	NO CHANGE
MINIMUM LOT DEPTH	75 FT	345.0 FT	NO CHANGE
MINIMUM OPEN SPACE PERCENTAGE	10% (16,901 SF)	61.0% (103,059 SF)	58.8% (99,356 SF)
MAXIMUM FLOOR AREA RATIO	1.25 (211,266 SF)	0.11 (20,077 SF)	0.16 (27,215 SF)
MAXIMUM BUILDING HEIGHT	5 STORIES (60 FT)	1 STORY (± 15 FT)	2 STORIES (± 30 FT)
MINIMUM FRONT YARD SETBACK	10 FT	76.4 FT	79.8 FT
MINIMUM SIDE YARD SETBACK	7 FT	24.7 FT	24.7 FT
MINIMUM REAR YARD SETBACK	10 FT	219.6 FT	219.6 FT
MAXIMUM DENSITY	12.5	N/A	N/A

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 190-193.A	PARKING DIMENSIONS: WIDTH: 9 FT LENGTH: 20 FT	9 FT 20 FT
§ 190-193.E	MINIMUM DRIVEWAY WIDTH (90° PARKING): 20 FT	22 FT
§ 190-194.G	PARKING SHALL NOT BE LOCATED WITHIN THE FRONT YARD AREA	COMPLIES
TABLE 198-1	MINIMUM REQUIRED PARKING: (1 SPACE / 250 SF) × (20,715 SF) = 83 SPACES	83 SPACES



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CONCEPT PLAN
PROPOSED SHOPPING CENTER AND OFFICE BUILDING

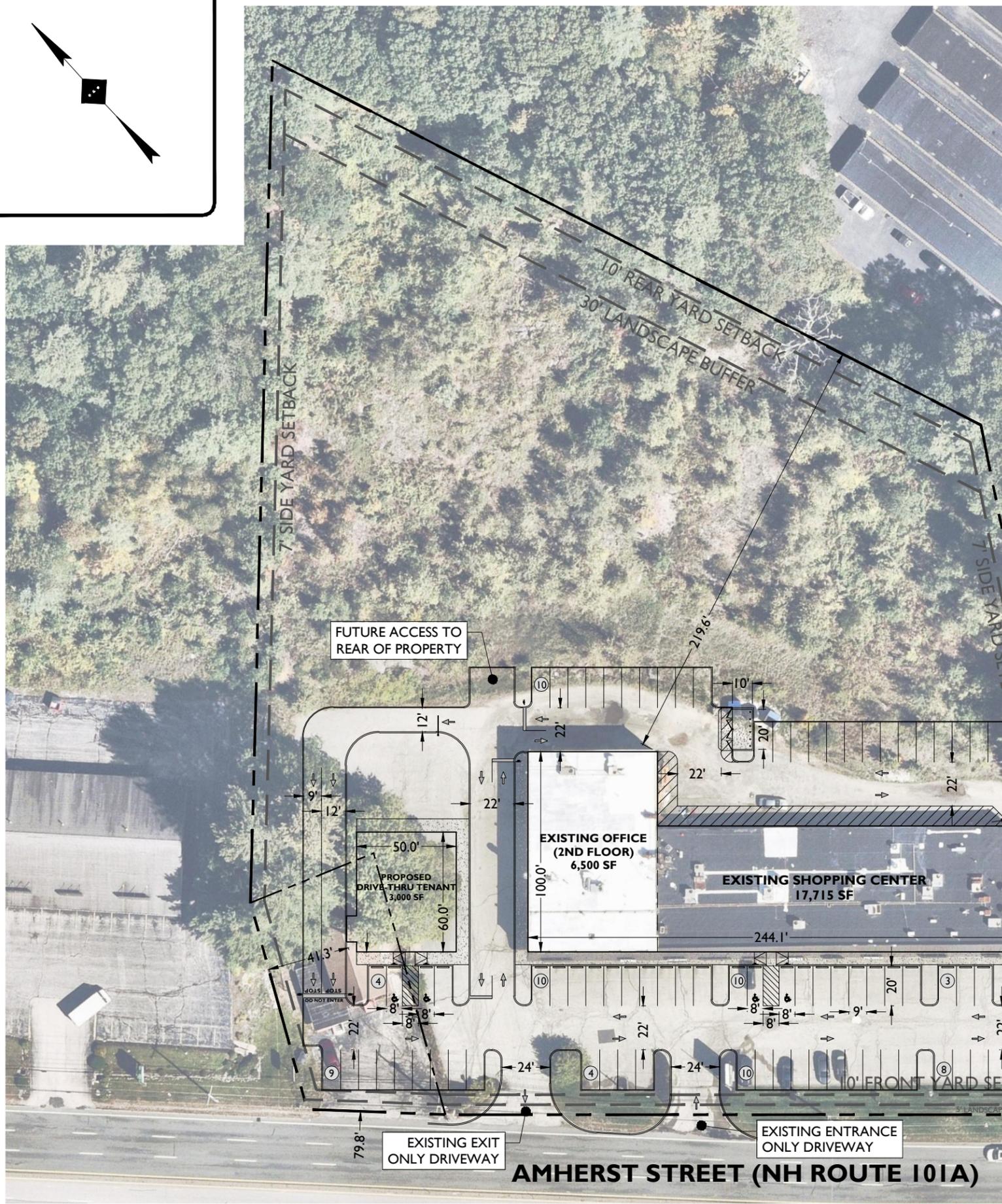
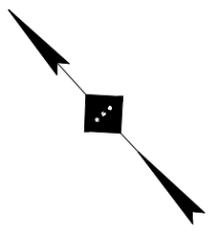
DRAFT
D. QUAY, P.E.
NEW HAMPSHIRE LICENSE NO. 16530
REGISTERED PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: AB
CHECKED BY: JK
DATE: 11/24/2025
SCALE: (H) 1" = 60'
PROJECT ID: BOS-250126
TITLE:

CONCEPT A

SHEET:
A-1



LAND USE AND ZONING

PARCEL ID: H-157 & H-40

GENERAL BUSINESS (GB) DISTRICT

PROPOSED USE

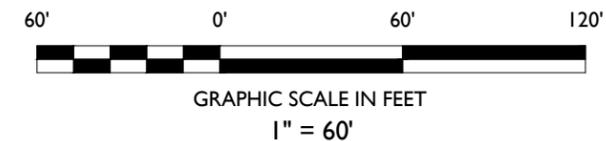
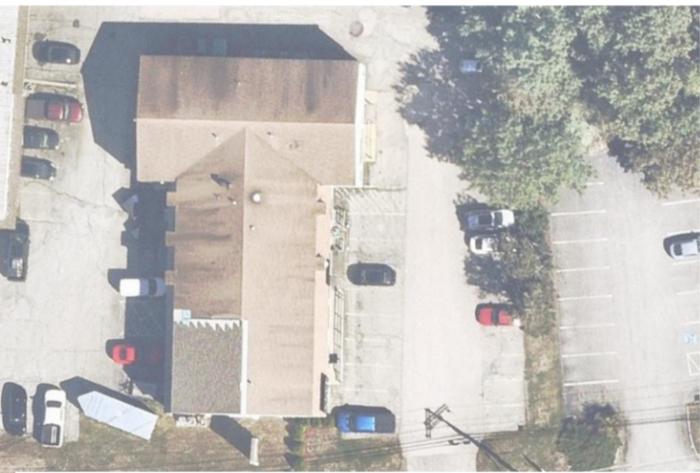
SHOPPING CENTER
OFFICE BUILDING OVER
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CONCEPT PLAN
**PROPOSED SHOPPING CENTER
AND OFFICE BUILDING**

DRAFT
J. H. H. CLINE, P.E.
PROFESSIONAL ENGINEER
LICENSE NO. 16530

NOT APPROVED FOR CONSTRUCTION

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CHECKED BY: JK
DATE: 11/24/2025
SCALE: (H) 1" = 60'

PROJECT ID: BOS-250126

TITLE:
**CONCEPT A
(OVERLAY)**

SHEET:
A-2