

Description/Analysis of Properties Zoned for Business Use, not including Carlisle Center Business

All three separate Business Districts are located off Bedford Road, to the east of the town center. They cover portions of a total of 6 lots, and together include only 4.16 acres. Only a portion of 5 of these 6 lots are business zoned; the remainder of each is zoned Residence B. The lot that is completely zoned business is only 0.5 acres, and is fully developed. Taken together only 31% of all of these lots is zoned for business.

B-1 District

Located on both sides of the road at the Bedford Rd./ River Rd. intersection. (Note: The Right of Way in the intersection itself is also zoned Business, comprising about 16,200 sq. ft. This area is not included in any of the above or below calculations.)

Parcel 11-2-0 (north side) – 887 Bedford Rd. - 0.85 Ac

0.41 Ac zoned Business, 200 ft. frontage; developed with workshop (Wee Forest Folk)

Remainder zoned Res. B, 0.45 Ac., 111 ft. frontage. Abuts Foss Farm

Parcel 10-13-0 (south side) – 1 River Rd. - 1.0 Ac.

0.56 Ac zoned Business, 205 ft. frontage, developed with office building (Renfroe)

Remainder zoned Res. B, 0.44 Ac., no frontage. Abuts separate 0.58 Ac landlocked parcel to the rear in same ownership.

B-2 District

Located on two adjacent parcels on the north side of Bedford Rd., just west of the intersection with the west leg of Maple St.

Parcel 13-68-1A -- 669 Bedford Rd. - 0.67 Ac.

0.39 ac. zoned Business, 85 ft. frontage, 200 ft. deep, developed with underground offices

Remainder zoned Residence B, 0.28 Ac., landlocked.

Parcel 13-69-2A -- 673 Bedford Rd. – 0.5 Ac.

All Business zoned, 120 ft. frontage, 200 ft. deep, fully developed with auto body shop.

B-3 District

Located on two adjacent parcels on the north side of Bedford Rd, opposite Banta Davis, Mosley, and Fox Hill Town-owned properties. Business zone is set back from the street 150 ft.

Parcel 22-72-A -- 343 Bedford Rd. (Kimball's) - 6.28 Ac.

Approx. 1.58 Ac. zoned Business, no frontage (parking area zoned Residence B), developed with ice cream stand (except for left front corner which is also in Res. B), outside seating areas, most of existing barn in rear, and approximately 2/3 of existing 200,000 s.f. storage building behind the barn.

Remainder zoned Residence B, including dwelling and garage.

Parcel 22-88-L -- 337 Bedford Rd. - 4.0 Ac.

Approx. 0.72 Ac. zoned Business Property served by 5-lot common driveway and contains one 4-room, 2 bedroom dwelling, built in 2016. From the location of the wetlands and flood zone district, this house is likely sited entirely within the Business zone.

Remainder zoned Residence B.