

ROUTE 9 WORKSHOP

May 13, 2009

What uses belong on Route 9 – and *where* on Route 9?

Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Single-family or two-family dwelling		X	
Multi-family housing	X		Low-density.
Mobile home		X	
Assisted living residence		X	Non-profit risk; safety concerns.
Nursing home		X	
Adult day care center, i.e., a day program for elders with disabilities and frail elders		X	
Retail store	X	X	Depends upon size limits; low size.
Bank	X		
Free-standing ATM (not inside or attached to a bank)	X		
Professional or business office building	X	X	Depends on special permit only.
Medical office	X	X	Some concern about traffic patterns.
Medical testing laboratory	X	X	
Hospital or day surgery facility	X	X	
Business services, e.g., a photocopy shop or personnel agency	X		
Food service establishments, such as:	X		
<i>Ice cream shop, sandwich shop, or bakery, i.e., take-out service, but not drive-through</i>	X		
<i>Coffee shop or pizza shop, i.e., food service with seating and take-out service</i>	X		
<i>Restaurant that does not serve alcohol</i>	X		
<i>Restaurant that serves alcohol</i>	X		
<i>Restaurant with drive-through service</i>		X	No drive-throughs.
Manufacture of goods sold at retail only on the premises, e.g., the shop of a custom cabinet maker, sculptor, potter, quilter, weaver, or tailor			Could these be “green” businesses? Concerns about odor an noise; density concerns; character of suburb.
Personal service, e.g., barber shop or hair salon, laundry or dry cleaning service, upholsterer, dog groomer			
Bicycle repair shop or shop for repair of small appliances	X		

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Hotel or motel	X	X	
Conference center	X		Low density.
Mixed-use building, e.g., first-floor retail and housing or offices above			
Veterinarian, animal hospital, kennel			
Museum		X	
Cinema		X	
Theatre for live performances of plays or concerts			
Art gallery			
Private, not-for-profit membership club or organization			
Indoor recreation facility, e.g., gym, tennis club			
Commercial amusement, e.g. pool hall, bowling alley, video arcade			
Gas station or auto repair shop, but not an auto body shop			
Auto body shop			
Auto sales			
Sale of fuel, lumber, building materials or equipment			
Contractor's yard			
Sheltered bus stop			
Commercial parking lot, i.e., a parking lot open to the public for a fee			
Commercial storage or warehouse			
Self-storage facility			
Light manufacturing, with all operations located inside a building and no outside storage of materials			
Research and development			
Data processing and records storage			
Printing and publishing			
Trucking or freight terminal			
Sand and gravel removal, mining			
Fuel storage and distribution facility			

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	What does your group think?		
	Yes!	No!	Yes, but only if ...
Uses			
Other:			

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Single-family or two-family dwelling	X		
Multi-family housing	X		
Mobile home		X	
Assisted living residence	X		
Nursing home	X		
Adult day care center, i.e., a day program for elders with disabilities and frail elders	X		
Retail store	X		No big-box; less than 60K square feet; no 24-hour retail.
Bank	X		
Free-standing ATM (not inside or attached to a bank)		X	
Professional or business office building	X		
Medical office	X		
Medical testing laboratory	X		
Hospital or day surgery facility	X		
Business services, e.g., a photocopy shop or personnel agency	X		
Food service establishments, such as:	X		
<i>Ice cream shop, sandwich shop, or bakery, i.e., take-out service, but not drive-through</i>	X		
<i>Coffee shop or pizza shop, i.e., food service with seating and take-out service</i>	X		
<i>Restaurant that does not serve alcohol</i>		X	
<i>Restaurant that serves alcohol</i>	X		
<i>Restaurant with drive-through service</i>		X	
Manufacture of goods sold at retail only on the premises, e.g., the shop of a custom cabinet maker, sculptor, potter, quilter, weaver, or tailor	X		
Personal service, e.g., barber shop or hair salon, laundry or dry cleaning service, upholsterer, dog groomer	X		

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Bicycle repair shop or shop for repair of small appliances	X		
Hotel or motel	X		Depends on size.
Conference center	X		
Mixed-use building, e.g., first-floor retail and housing or offices above	X		
Veterinarian, animal hospital, kennel	X		
Museum	X		
Cinema		X	
Theatre for live performances of plays or concerts	X		
Art gallery	X		
Private, not-for-profit membership club or organization	X		
Indoor recreation facility, e.g., gym, tennis club	X		
Commercial amusement, e.g. pool hall, bowling alley, video arcade		X	
Gas station or auto repair shop, but not an auto body shop		X	No 24-hour [gas station/auto repair shop].
Auto body shop		X	
Auto sales	X		
Sale of fuel, lumber, building materials or equipment		X	
Contractor's yard		X	
Sheltered bus stop	X		
Commercial parking lot, i.e., a parking lot open to the public for a fee		X	At train station.
Commercial storage or warehouse	X		
Self-storage facility		X	
Light manufacturing, with all operations located inside a building and no outside storage of materials	X		
Research and development	X		
Data processing and records storage	X		
Printing and publishing	X		
Trucking or freight terminal		X	
Sand and gravel removal, mining		X	

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Fuel storage and distribution facility		X	
Other:			No 24-hour hour [establishments].

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Single-family or two-family dwelling		X	
Multi-family housing		X	
Mobile home		X	
Assisted living residence		X	Not helpful to tax base; not on Route 9, but maybe in back.
Nursing home		X	
Adult day care center, i.e., a day program for elders with disabilities and frail elders		X	
Retail store	X		Single-use; under 25K [square feet].
Bank	X		
Free-standing ATM (not inside or attached to a bank)		X	
Professional or business office building	X		
Medical office	X		
Medical testing laboratory	X		
Hospital or day surgery facility	X		
Business services, e.g., a photocopy shop or personnel agency	X		
Food service establishments, such as:			
<i>Ice cream shop, sandwich shop, or bakery, i.e., take-out service, but not drive-through</i>	X		
<i>Coffee shop or pizza shop, i.e., food service with seating and take-out service</i>	X		
<i>Restaurant that does not serve alcohol</i>	X		
<i>Restaurant that serves alcohol</i>	X		
<i>Restaurant with drive-through service</i>		X	
Manufacture of goods sold at retail only on the premises, e.g., the shop of a custom cabinet maker, sculptor, potter, quilter, weaver, or tailor	X		
Personal service, e.g., barber shop or hair salon, laundry or dry cleaning service, upholsterer, dog groomer	X		
Bicycle repair shop or shop for repair of small appliances	X		

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Hotel or motel	X		
Conference center	X		
Mixed-use building, e.g., first-floor retail and housing or offices above	X		
Veterinarian, animal hospital, kennel	X		
Museum	X		
Cinema		X	
Theatre for live performances of plays or concerts	X		
Art gallery	X		
Private, not-for-profit membership club or organization		X	
Indoor recreation facility, e.g., gym, tennis club	X		
Commercial amusement, e.g. pool hall, bowling alley, video arcade	?	?	[Group was undecided].
Gas station or auto repair shop, but not an auto body shop	X		
Auto body shop	X		
Auto sales	X		
Sale of fuel, lumber, building materials or equipment	X		
Contractor's yard	X		Yes with conditions.
Sheltered bus stop	X		
Commercial parking lot, i.e., a parking lot open to the public for a fee		X	
Commercial storage or warehouse		X	
Self-storage facility		X	Maybe in back [no frontage on Route 9].
Light manufacturing, with all operations located inside a building and no outside storage of materials	X		
Research and development	X		
Data processing and records storage	X		
Printing and publishing	X		
Trucking or freight terminal		X	
Sand and gravel removal, mining		X	
Fuel storage and distribution facility			

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Other:			
Green space, not open space.			
Open space should be considered/required.			

General comments:

- *No to residential uses.*
- *No to big-box stores.*
- *Yes to wider zoning.*
- *More taxable businesses.*
- *No 6-story buildings.*
- *5-story buildings are permissible in the right location.*
- *4-story buildings are appropriate along Route 9.*

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Single-family or two-family dwelling		X	
Multi-family housing	X		Concerned about impact on schools or multi-use component.
Mobile home		X	
Assisted living residence	X		Need to pay taxes.
Nursing home	X		
Adult day care center, i.e., a day program for elders with disabilities and frail elders	X		Hopefully not non-profit.
Retail store	X		
Bank	X		
Free-standing ATM (not inside or attached to a bank)	X		
Professional or business office building	X		
Medical office	X		
Medical testing laboratory	X		
Hospital or day surgery facility	X		
Business services, e.g., a photocopy shop or personnel agency	X		
Food service establishments, such as:	X		
<i>Ice cream shop, sandwich shop, or bakery, i.e., take-out service, but not drive-through</i>	X		
<i>Coffee shop or pizza shop, i.e., food service with seating and take-out service</i>	X		
<i>Restaurant that does not serve alcohol</i>		X	
<i>Restaurant that serves alcohol</i>	X		
<i>Restaurant with drive-through service</i>	X		
Manufacture of goods sold at retail only on the premises, e.g., the shop of a custom cabinet maker, sculptor, potter, quilter, weaver, or tailor	X		Reasonable hours; some car noise and odor [concerns].
Personal service, e.g., barber shop or hair salon, laundry or dry cleaning service, upholsterer, dog groomer	X		

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Bicycle repair shop or shop for repair of small appliances	X		
Hotel or motel	X		IP zone.
Conference center	X		
Mixed-use building, e.g., first-floor retail and housing or offices above	X		Preferred.
Veterinarian, animal hospital, kennel	X		
Museum	X		
Cinema	X		
Theatre for live performances of plays or concerts	X		
Art gallery	X		
Private, not-for-profit membership club or organization		X	We want taxes.
Indoor recreation facility, e.g., gym, tennis club	X		
Commercial amusement, e.g. pool hall, bowling alley, video arcade		X	
Gas station or auto repair shop, but not an auto body shop	X		
Auto body shop		X	
Auto sales		X	
Sale of fuel, lumber, building materials or equipment	X		
Contractor's yard		X	
Sheltered bus stop	X		
Commercial parking lot, i.e., a parking lot open to the public for a fee		X	
Commercial storage or warehouse	X		Split.
Self-storage facility	X		
Light manufacturing, with all operations located inside a building and no outside storage of materials	X		
Research and development	X		
Data processing and records storage	X		
Printing and publishing	X		Noise/hours of production [concerns].
Trucking or freight terminal		X	
Sand and gravel removal, mining		X	

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Fuel storage and distribution facility		X	
Other:			

General comments:

- Like Redbarn.
- Dislike Verizon.

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Single-family or two-family dwelling		X	
Multi-family housing	X		Yes to apartments.
Mobile home		X	
Assisted living residence	X		
Nursing home	X		
Adult day care center, i.e., a day program for elders with disabilities and frail elders	X		
Retail store	X		60K square feet or less.
Bank		X	
Free-standing ATM (not inside or attached to a bank)	X		
Professional or business office building	X		100K square feet by-right, over 100K square feet needs special permit.
Medical office	X		
Medical testing laboratory	X		
Hospital or day surgery facility	X		
Business services, e.g., a photocopy shop or personnel agency	X		
Food service establishments, such as:	X		
<i>Ice cream shop, sandwich shop, or bakery, i.e., take-out service, but not drive-through</i>	X		
<i>Coffee shop or pizza shop, i.e., food service with seating and take-out service</i>	X		
<i>Restaurant that does not serve alcohol</i>		X	
<i>Restaurant that serves alcohol</i>	X		
<i>Restaurant with drive-through service</i>		X	
Manufacture of goods sold at retail only on the premises, e.g., the shop of a custom cabinet maker, sculptor, potter, quilter, weaver, or tailor	X		Subject to noise controls, etc.
Personal service, e.g., barber shop or hair salon, laundry or dry cleaning service, upholsterer, dog groomer	X		

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Bicycle repair shop or shop for repair of small appliances	X		
Hotel or motel	X		No motels.
Conference center	X		
Mixed-use building, e.g., first-floor retail and housing or offices above	X		
Veterinarian, animal hospital, kennel	X		
Museum	X		
Cinema		X	
Theatre for live performances of plays or concerts	X		
Art gallery	X		For-profit only.
Private, not-for-profit membership club or organization	X		
Indoor recreation facility, e.g., gym, tennis club	X		
Commercial amusement, e.g. pool hall, bowling alley, video arcade		X	
Gas station or auto repair shop, but not an auto body shop		X	
Auto body shop		X	
Auto sales	X		
Sale of fuel, lumber, building materials or equipment		X	
Contractor's yard		X	
Sheltered bus stop	X		
Commercial parking lot, i.e., a parking lot open to the public for a fee		X	
Commercial storage or warehouse	X		
Self-storage facility	X		
Light manufacturing, with all operations located inside a building and no outside storage of materials	X		
Research and development	X		
Data processing and records storage	X		
Printing and publishing	X		
Trucking or freight terminal	X		
Sand and gravel removal, mining	X		

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Fuel storage and distribution facility	X		
Other:			
No 24-hour retail operations except for hotel operations.			

General comments:

- 4 stories allowed by-right, 50-60 feet tall.
- 5 stories allowed by special permit and with design conditions.
- Overlay 750 feet back with further or contiguous zone.

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What uses belong on Route 9 – and *where* on Route 9?

Note: this group did not finish the exercise. The blank space are intentional.

Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Single-family or two-family dwelling	X		
Multi-family housing	X		Number of units/low density.
Mobile home		X	
Assisted living residence	X	X	Subject to traffic concerns, availability of public transportation, and size limits.
Nursing home	X	X	
Adult day care center, i.e., a day program for elders with disabilities and frail elders			Traffic & safety concerns.
Retail store	X		Limit size to 15K square feet; concerns about unpredictable development.
Bank	X		
Free-standing ATM (not inside or attached to a bank)		X	Prefer to have this adjacent to another use.
Professional or business office building	X	X	Depends on limit on height because of traffic concerns.
Medical office	X	X	Traffic concerns.
Medical testing laboratory	X		
Hospital or day surgery facility		X	
Business services, e.g., a photocopy shop or personnel agency			
Food service establishments, such as:			
<i>Ice cream shop, sandwich shop, or bakery, i.e., take-out service, but not drive-through</i>			
<i>Coffee shop or pizza shop, i.e., food service with seating and take-out service</i>			
<i>Restaurant that does not serve alcohol</i>			
<i>Restaurant that serves alcohol</i>			
<i>Restaurant with drive-through service</i>			
Manufacture of goods sold at retail only on the premises, e.g., the shop of a custom cabinet maker, sculptor, potter, quilter, weaver, or tailor			

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Personal service, e.g., barber shop or hair salon, laundry or dry cleaning service, upholsterer, dog groomer			
Bicycle repair shop or shop for repair of small appliances			
Hotel or motel			
Conference center			
Mixed-use building, e.g., first-floor retail and housing or offices above			
Veterinarian, animal hospital, kennel			
Museum			
Cinema			
Theatre for live performances of plays or concerts			
Art gallery			
Private, not-for-profit membership club or organization			
Indoor recreation facility, e.g., gym, tennis club			
Commercial amusement, e.g. pool hall, bowling alley, video arcade			
Gas station or auto repair shop, but not an auto body shop			
Auto body shop			
Auto sales			
Sale of fuel, lumber, building materials or equipment			
Contractor's yard			
Sheltered bus stop			
Commercial parking lot, i.e., a parking lot open to the public for a fee			
Commercial storage or warehouse			
Self-storage facility			
Light manufacturing, with all operations located inside a building and no outside storage of materials			
Research and development			
Data processing and records storage			
Printing and publishing			

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Trucking or freight terminal			
Sand and gravel removal, mining			
Fuel storage and distribution facility			
Other:			

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Single-family or two-family dwelling		X	
Multi-family housing		X	
Mobile home		X	
Assisted living residence		X	
Nursing home		X	
Adult day care center, i.e., a day program for elders with disabilities and frail elders		X	
Retail store	X		
Bank	X		
Free-standing ATM (not inside or attached to a bank)		X	
Professional or business office building	X		
Medical office	X		
Medical testing laboratory	X		
Hospital or day surgery facility	X		
Business services, e.g., a photocopy shop or personnel agency	X		
Food service establishments, such as:	X		
<i>Ice cream shop, sandwich shop, or bakery, i.e., take-out service, but not drive-through</i>	X		
<i>Coffee shop or pizza shop, i.e., food service with seating and take-out service</i>	X		
<i>Restaurant that does not serve alcohol</i>	X		
<i>Restaurant that serves alcohol</i>	X		
<i>Restaurant with drive-through service</i>		X	
Manufacture of goods sold at retail only on the premises, e.g., the shop of a custom cabinet maker, sculptor, potter, quilter, weaver, or tailor	X		
Personal service, e.g., barber shop or hair salon, laundry or dry cleaning service, upholsterer, dog groomer	X		
Bicycle repair shop or shop for repair of small appliances	X		

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Hotel or motel	X		
Conference center	X		
Mixed-use building, e.g., first-floor retail and housing or offices above	X		
Veterinarian, animal hospital, kennel	X		
Museum	X		
Cinema		X	
Theatre for live performances of plays or concerts	X		
Art gallery	X		
Private, not-for-profit membership club or organization		X	
Indoor recreation facility, e.g., gym, tennis club	X		
Commercial amusement, e.g. pool hall, bowling alley, video arcade	X		
Gas station or auto repair shop, but not an auto body shop	X		
Auto body shop	X		
Auto sales	X		
Sale of fuel, lumber, building materials or equipment	X		
Contractor's yard	X		
Sheltered bus stop	X		
Commercial parking lot, i.e., a parking lot open to the public for a fee		X	
Commercial storage or warehouse			
Self-storage facility			
Light manufacturing, with all operations located inside a building and no outside storage of materials	X		
Research and development	X		
Data processing and records storage	X		
Printing and publishing	X		
Trucking or freight terminal		X	
Sand and gravel removal, mining		X	
Fuel storage and distribution facility		X	

SOUTHBOROUGH ROUTE 9 WORKSHOP – MAY 13, 2009

Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Other:			
Green space, not open space			

General comments:

- Taxes and tax revenue were an overall concern of this group.

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What uses belong on Route 9 – and *where* on Route 9?

Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Single-family or two-family dwelling		X	
Multi-family housing	X		Concern about school-aged children.
Mobile home		X	
Assisted living residence		X	
Nursing home		X	
Adult day care center, i.e., a day program for elders with disabilities and frail elders		X	
Retail store	X		No big box retail.
Bank	X		
Free-standing ATM (not inside or attached to a bank)	X		
Professional or business office building	X		
Medical office	X		
Medical testing laboratory	X		
Hospital or day surgery facility	X		Yes, for-profit only.
Business services, e.g., a photocopy shop or personnel agency	X		
Food service establishments, such as:	X		
<i>Ice cream shop, sandwich shop, or bakery, i.e., take-out service, but not drive-through</i>	X		
<i>Coffee shop or pizza shop, i.e., food service with seating and take-out service</i>	X		
<i>Restaurant that does not serve alcohol</i>	X		
<i>Restaurant that serves alcohol</i>	X		
<i>Restaurant with drive-through service</i>	X		
Manufacture of goods sold at retail only on the premises, e.g., the shop of a custom cabinet maker, sculptor, potter, quilter, weaver, or tailor	X		
Personal service, e.g., barber shop or hair salon, laundry or dry cleaning service, upholsterer, dog groomer	X		
Bicycle repair shop or shop for repair of small appliances	X		

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Hotel or motel		X	
Conference center	X		
Mixed-use building, e.g., first-floor retail and housing or offices above	X		
Veterinarian, animal hospital, kennel	X		
Museum	X		
Cinema	X		
Theatre for live performances of plays or concerts	X		
Art gallery	X		
Private, not-for-profit membership club or organization		X	
Indoor recreation facility, e.g., gym, tennis club	X		
Commercial amusement, e.g. pool hall, bowling alley, video arcade		X	
Gas station or auto repair shop, but not an auto body shop		X	
Auto body shop		X	
Auto sales		X	
Sale of fuel, lumber, building materials or equipment	X		
Contractor's yard		X	
Sheltered bus stop	X		
Commercial parking lot, i.e., a parking lot open to the public for a fee	X		Special permit; needs access to shuttle bus; must decrease traffic.
Commercial storage or warehouse		X	
Self-storage facility	X		With landscaping.
Light manufacturing, with all operations located inside a building and no outside storage of materials	X		
Research and development	X		
Data processing and records storage	X		
Printing and publishing	X		
Trucking or freight terminal		X	
Sand and gravel removal, mining		X	

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Uses	What does your group think?		
	Yes!	No!	Yes, but only if ...
Fuel storage and distribution facility		X	
Other:			