ED-418 MAP 6: FINAL COMMUNITY DEVELOPMENT PLAN CONCEPTS DEVELOPED BY ESSEX RESIDENTS FOR COMMUNITY DEVELOPMENT UNDER EXECUTIVE ORDER 418, 2002 - 2004 ESSEX POTENTIALLY DEVELOPABLE LAND WATER EXISTING LANDUSE CATAGORIES ROADS BY CURRENT ZONING // INTERSTATE STREAMS A(AGRICULTURE) GENERAL DISTRICT N(NATURAL LAND/UNDISTURBED VEGETATION) ARTERIAL INTERMITTENT STREAMS GENERAL DISTRICT IN ROADSIDE AREA I(INDUSTRIAL/TRANSPORTATION/MINING) COLLECTOR GENERAL DISTRICT IN WATERSHED O(OPEN LAND) WATER BODIES // LOCAL PROTECTION AREA U(URBAN OPEN/INSTITUTIONAL/RECREATION) HDR(HIGHER DENSITY RESIDENTIAL) OPEN SPACE MDR(MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT BOUNDARY LDR(LOW DENSITY RESIDENTIAL) MUNICIPALLY OWNED C(COMMERCIAL) CD PLAN SITE CATEGORY W(WATER) PERMANENTLY PROTECTED / NATURAL RESOURCES OPPORTUNITIES CONSERVATION RESTRICTION ECONOMIC DEVELOPMENT CATEGORIES HOUSING OPPORTUNITIES 3. GIDDINGS FARM 2. HARDY'S HATCHERY/VITALE/ BENOTTI PARCELS 8. CAUSEWAY AREA LIMIT TO COMMERCIAL USE DUE TO 12. JOHN WISE OPEN SPACE LIMITED PARKING AND FLOODING. ADD DEVELOPMENT DISTRICT CONTROLS ON TYPES OF COMMERCIAL USES. LOWER DENSITY WITH OPEN SPACE PRESERVATION. ALLOW CURRENT DENSITY IF DEVELOPMENTS USE OPEN SPACE RESIDENTIAL DESIGN. 7. CONOMO POINT 10. CENTRAL OVERLAY ADAPTIVE RE-USE FOR ALLOW FOR MIXED-USE TOURISM-RELATED DEVELOPMENT DEVELOPMENT ON MARTIN STREET AND JOHN WISE AVE. ALLOW 3-4 UNITS BY RIGHT IF 1 UNIT AFFORDABLE. 4. LAND EAST OF 9. ROUTE 22 CORRIDOR CONOMO POINT **OVERLAY** Allow ,ulti-family by-right up to 6 units if 25% affordable. Add controls on commercial/ industrial development. 11. EASTERN AND NORTHERN PART OF SOUTHERN AVENUES RESIDENTIAL CORRIDOR OVERLAY MAINTAIN RESIDENTIAL DENSITY, LIMIT TYPES OF COMMERCIAL/INDUSTRIAL DEVELOPMENT 5. PENNOYER/FIBEGER/COLLIER 6. ALEWIFE BROOK ALLEN PARCELS OVERLAY DISTRICT WP RDWP 13. SOUTHERN AVE OPEN SPACE DEVELOPMENT DISTRICT LOWER DENSITY WITH OPEN SPACE PRESERVATION. ALLOW CURRENT DENSITY G IF DEVELOPMENTS USE OPEN SPACE 1. Essex Woods RESIDENTIAL DESIGN. ACQUISITION OF PARCELS FOR WATER RESOURCE PROTECTION, WILDLIFE HABITAT, TOURISM-RELATED ECONOMIC DEVELOPMENT HE INFORMATION DEPICTED ON THIS MAP IS FOR PLANNING PURPOSES ONLY. MANCHESTER Massachusetts Department of Housing and Community Development COORDINATE REFERENCE SYSTEM: MASSACHUSETTS STATE PLANE METERS (NAD 83) 2000 2000 4000 FEET DATE: MAY 27, 2004 1200 METERS 600 FUNDED UNDER EXECUTIVE ORDER 418 BY THE MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, MASSACHUSETTS DEPARTMENT OF ECONOMIC DEVELOPMENT, EXECUTIVE OFFICE OF TRANSPORTATION AND CONSTRUCTION, AND EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS