

111 Whitfield Street Statement 19240

The existing 45,800 +/- S.F. lot at 111 Whitfield Street is in the R-1 zone. It is a typical of most of the adjacent R-1 lots. It is mostly an "Interior Lot" with less than the required 80 street frontage that the R-1 zone requires. In addition to the existing single family structure on the lot, the South West portion of the lot has parking and trash containers that serve the adjacent C-1 zone and apartment house at 103 Whitfield Street and the commercial building at 4 Water Street.

Changing this property to the C-1 zone that abutts Water Street and Whitfield Street will provide the opportunity to develop this property to provide desirable downtown rental housing and to improve and expand the existing available parking for this part of the Village Center. This will also permit added taxable value to the town while providing desirable rental housing and expanding parking to this area.