

ADDENDUM TO ZONING MAP
Written Description of Zoning Districts in the Town of Pepperell

Commercial Zone

Beginning at the point where the center of the Nashua River meets the center of Groton Street thence southerly along Groton Street to the point where the center of Lowell Road meets the center of Groton Street thence easterly along Lowell Road to a line 300 feet easterly and parallel to Groton Street thence southerly along the line 300 feet easterly and parallel to Groton Street to the center of Leighton Street thence westerly along the center of Leighton Street to the center of Groton Street thence southerly along the center of Groton Street to the center of Prospect Street thence westerly along the center of Prospect Street to a line 300 feet westerly and parallel to Groton Street thence northerly along the line 300 feet westerly and parallel to Groton Street to a line 300 feet southerly and parallel to Main Street thence westerly along the line 300 feet southerly and parallel to Main Street to the center of the Nashua River thence southerly along the center of the Nashua River to a line 600 feet southerly and parallel to Main Street thence westerly along the line 600 feet southerly and parallel to Main Street to the parcel dividing line between 24-19 and 24-17 thence northerly along the parcel dividing line between 24-19 and 24-17 to the parcel dividing line between 24-19 and 24-16 thence easterly along the parcel dividing line between 24-19 and 24-16 to the parcel dividing line between 24-16 and 24-18 thence northerly along the parcel dividing line between 24-16 and 24-18 to the parcel dividing line between 24-18 and 23-205 thence easterly along the parcel dividing line between 24-18 and 23-205 to the center of Foster Street to a line drawn 300 feet southerly and parallel to Main Street thence westerly along the line 300 feet southerly and parallel to Main Street to the parcel dividing line between 23-197 and 23-193 thence southerly along the parcel dividing line between 23-197 and 23-193 to the parcel dividing line between 23-198 and 23-193 thence southerly along the parcel dividing line between 23-198 and 23-193 to the parcel dividing line between 23-199 and 23-193 thence southerly along the parcel dividing line between 23-199 and 23-193 to the parcel dividing line between 24-13 and 23-193 thence southerly along the parcel dividing line between 24-13 and 23-193 to the parcel dividing line between 24-13 and 24-9 to a line drawn 600 feet southerly and parallel to Main Street thence westerly along the line 600 feet southerly and parallel to Main Street to the parcel dividing line between 24-77 and 23-183 thence northerly along the parcel dividing line between 24-77 and 23-183 to the parcel dividing line between 24-77 and 23-175 thence westerly along the parcel dividing line between 24-77 and 23-175 to the parcel dividing line between 23-175 and 24-2 thence northerly and westerly at times along the parcel dividing line between 23-175 and 24-2 thence westerly along the parcel dividing line between 24-2 and 23-174, 23-172, 23-171, 23-170, and 23-168 to the parcel dividing line between 23-168 and 23-163 thence northerly along the parcel dividing line between 23-168 and 23-163 to the parcel dividing line between 23-163 and 23-165 thence westerly along the parcel dividing line between 23-163 and 23-165, 23-164, and 23-157 to the parcel dividing line between 23-157 and 23-158 thence westerly along the parcel dividing line between 23-157 and 23-158 to the parcel dividing line between 23-157 and 23-156 thence westerly along the parcel dividing line between 23-157 and 23-156 to a point where a line drawn perpendicular to River Road from the intersection of the center of Main Street and center of Franklin Street thence southerly along this line to the center of River Road thence northerly along River Road to the center of Hollis Street thence northerly along Hollis Street to the center of Franklin Street thence southerly along the center of Franklin Street to the center of Main Street thence easterly along the center of Main Street to the parcel dividing line between 23-92 and 23-214 thence northerly along the parcel dividing line between 23-92 and 23-214 to a line drawn 600 feet northerly and parallel to Main Street thence easterly along the line drawn 600 feet northerly and parallel to Main Street to the center of Mill Street thence southerly along Mill Street to a line drawn 300 feet northerly and parallel to Main Street thence easterly along the line 300 feet northerly and parallel to Main Street to the center of the Nashua River thence northerly along the Nashua River to the beginning.

Industrial Zone #1

Beginning at the Massachusetts/New Hampshire state line where Pepperell Massachusetts, Dunstable Massachusetts, Hollis New Hampshire, and Nashua New Hampshire meet at the center of the Nashua River; thence southerly along the Dunstable/Pepperell town line, which is also the center of the Nashua River, to where an extension of the parcel dividing line between 6-20 and 11-51 would meet the Dunstable/Pepperell town line; thence westerly along the extension of that parcel dividing line, and continuing westerly along the parcel dividing line between 6-20 and 11-51, and thence continuing in the same direction to where an extension of the parcel dividing line between 6-20 and 11-51 would meet the center of Nashua St.; thence northerly along the center of Nashua St. to the Massachusetts/New Hampshire state line; thence easterly along the Massachusetts/New Hampshire state line to the beginning.

Industrial Zone #2

Beginning at the center of the Nashua River where an extension of the parcel dividing line between 11-15 and 16-4 would meet the center of the Nashua River, which is also the Dunstable/Pepperell town line at that point, thence southerly along the center line of the Nashua River to a point where a line drawn 300 feet northerly and parallel to the center of Main St. would intersect the center line of the Nashua River, thence westerly along the line drawn 300 feet northerly and parallel to the center of Main St. to the center of Mill St., thence northerly along the center of Mill St. to where the center of Mill St. would meet a line drawn parallel to and 600 feet northerly of the center of Main St., thence westerly along the line drawn parallel to and 600 feet northerly of Main St. to the parcel dividing line between 23-214 and 23-16, thence northerly along the parcel dividing line between 23-214 and 23-16 to the parcel dividing line between 23-214 and 23-220, thence easterly along the parcel dividing line between 23-214 and 23-220 to the parcel dividing line between 23-214 and 23-21, thence continuing easterly along the parcel dividing line between 23-214 and 23-21 to the parcel dividing line between 23-214 and 23-38, thence continuing easterly along the parcel dividing line between 23-214 and 23-38 to the parcel dividing line between 23-214 and 23-40, thence continuing easterly along the parcel dividing line between 23-214 and 23-40 to the parcel dividing line between 23-214 and 23-42, thence continuing easterly along the parcel dividing line between 23-214 and 23-42 to the parcel dividing line between 23-214 and 23-44, thence continuing easterly along the parcel dividing line between 23-214 and 23-44 to the parcel dividing line between 23-214 and 23-216, thence continuing easterly along the parcel dividing line between 23-214 and 23-216 and an extension of the parcel dividing line between 23-214 and 23-216 to the center of Mill St., thence northerly along the center of Mill St. to the center of the Nissitissett River, thence easterly along the center of the Nissitissett River to where a line drawn 300 feet easterly and parallel to the center of Mill St. would meet the center of the Nissitissett River, thence northerly along the line drawn 300 feet easterly and parallel to the center of Mill St. to where that line would meet a line drawn 300 feet southerly and parallel to center of Nashua St., thence easterly and then northerly along the line drawn 300 feet southerly and easterly and parallel to the center of Nashua St. to the parcel dividing line between 16-70 and 16-63, thence easterly along the parcel dividing line between 16-70 and 16-63 to the parcel dividing line between 16-70 and 16-113 thence easterly along the parcel dividing line between 16-70 and 16-113 to the parcel dividing line between 16-75 and 16-113, thence easterly along the parcel dividing line between 16-75 and 16-113 to the parcel dividing line between 16-4 and 16-113, thence easterly and then northerly along the parcel dividing line between 16-4 and 16-113 to the point where 16-4, 16-113, and 11-15 meet, thence easterly along the parcel dividing line between 16-4 and 11-15 and thence in the same direction along an extension of the parcel dividing line between 16-4 and 11-15 to the beginning.

Recreation Residence Zone

Beginning at the Massachusetts/New Hampshire state line where the center of Hollis St. meets the state line, thence southerly along the center of Hollis St. to the center of the Nissitissett River, thence easterly along the center of the Nissitissett River to where a line drawn 300 feet easterly and parallel to the center of Mill St. would meet the center of the Nissitissett River, thence northerly along the line 300 feet easterly and parallel to the center of Mill St. to where that line would meet a line drawn 300 feet southerly and parallel to the center of Nashua St., thence easterly and northerly along the line drawn 300 feet southerly and easterly and parallel to the center of Nashua St. to the parcel dividing line between 16-70 and 16-63, thence easterly along the parcel dividing line between 16-70 and 16-63 to the parcel dividing line between 16-70 and 16-113 thence easterly along the parcel dividing line between 16-70 and 16-113 to the parcel dividing line between 16-75 and 16-113, thence easterly along the parcel dividing line between 16-75 and 16-113 to the parcel dividing line between 16-4 and 16-113, thence easterly and then northerly along the parcel dividing line between 16-4 and 16-113 to the point where 16-4, 16-113, and 11-51 meet, thence easterly along the parcel dividing line between 16-4 and 11-51 and thence in the same direction along an extension of the parcel dividing line between 16-4 and 11-51 to the Dunstable/Pepperell town line at the center of the Nashua River, thence northerly along the Dunstable/Pepperell town line to where an extension of the parcel dividing line between 6-20 and 11-51 would meet the Dunstable/Pepperell town line; thence westerly along the extension of that parcel dividing line, and continuing westerly along the parcel dividing line between 6-20 and 11-51, and thence continuing in the same direction to where an extension of the parcel dividing line between 6-20 and 11-51 would meet the center of Nashua St.; thence northerly along the center of Nashua St. to the Massachusetts/New Hampshire state line; thence westerly along the Massachusetts/New Hampshire state line to the beginning.

Rural Residence Zone

Beginning at the Massachusetts/New Hampshire state line where the center of Hollis St. meets the state line, thence southerly along the center of Hollis St. to where the center of Brookline St. meets the center of Hollis St., thence westerly along the center of Brookline St. to the center of Park St., thence southerly along the center of Park St. to the center of Oak Hill St., thence westerly along the center of Oak Hill St. to the center of Maple St., thence southerly along the center of Maple St. to the center of Heald St., thence easterly along the center of Heald St. to the center of Willow St., thence southerly along the center of Willow St. to the center of Townsend St., thence westerly along the center of Townsend St. to the center of Bancroft St., thence southerly along the center of Bancroft St. to the center of South Rd., thence easterly along the center of South Rd. to the center of Shirley St., thence southerly along the center of Shirley St. to the Groton/Pepperell town line, thence westerly along the Groton/Pepperell town line to where Groton, Townsend, and Pepperell meet at corner GPT, thence northerly along the Townsend/Pepperell town line to the Massachusetts/New Hampshire state line, thence easterly along the Massachusetts/New Hampshire state line to the beginning.

Suburban Residence Zone

Beginning on the Dunstable/Pepperell town line at the center of the Nashua River at corner DP1, thence southerly along the center of the Nashua River to the center of Reedy Meadow Brook, thence southerly along the center of Reedy Meadow Brook to the center of Leighton St., thence westerly along the center of Leighton St. to the center of Groton St., thence southerly along the center of Groton St. to the center of Prospect St., thence westerly along the center of Prospect St. to where the center of Prospect St. meets a line drawn 300 feet parallel and westerly of the center of Groton St., thence northerly along the line drawn 300 feet parallel westerly of the center of Groton St. to where that line would meet a line drawn 300 feet parallel and southerly of the center of Main St., thence westerly along the line drawn 300 feet parallel and

southerly of the center of Main St. to the center of the Nashua River, thence southerly along the center of the Nashua River to the Groton/Pepperell town line at corner GP1, thence easterly along the Groton/Pepperell town line to where Groton, Dunstable, and Pepperell meet at corner DGP, thence northerly and westerly along the Dunstable/Pepperell town line to the beginning.

Town Residence Zone

Beginning at the center of Brookline St. where the center of Brookline St. meets the center of Hollis St., thence westerly along the center of Brookline St. to the center of Park St., thence southerly along the center of Park St. to the center of Oak Hill St. thence westerly along the center of Oak Hill St. to the center of Maple St., thence southerly along the center of Maple St. to the center of Heald St., thence easterly along the center of Heald St. to the center of Willow St., thence southerly along the center of Willow St. to the center of Townsend St., thence westerly along the center of Townsend St. to the center of Bancroft St., thence southerly along the center of Bancroft St. to the center of South Rd., thence easterly along the center of South Rd. to the center of Shirley St., thence southerly along the center of Shirley St. to the Groton/Pepperell town line, thence southerly, easterly, and northerly along the Groton/Pepperell town line to the corner GP1 in the center of the Nashua River, thence northerly along the center of the Nashua River to where the center of the Nashua River would meet a line drawn 600 feet parallel and southerly of the center of Main St., thence westerly along the line drawn 600 feet parallel and southerly of the center of Main St. to the parcel dividing line between 24-23 and 24-17, thence easterly along the parcel dividing line between 24-23 and 24-17 to the parcel dividing line between 24-17 and 24-19, thence northerly along the parcel dividing line between 24-17 and 24-19 to the point where the parcel dividing lines between 24-17, 24-19, and 24-16 meet, thence easterly along the parcel dividing line between 24-19 and 24-16 to the parcel dividing line between 24-16 and 24-18, thence northerly along the parcel dividing line between 24-16 and 24-18 to the parcel dividing line between 24-18 and 23-205, thence easterly along the parcel dividing line between 24-18 and 23-205 and an extension of that parcel dividing line to the center of Foster St., thence northerly along the center of Foster St. to a line drawn 300 feet parallel and southerly of the center of Main St., thence westerly along the line drawn 300 feet parallel and southerly of the center of Main St. to the parcel dividing line between 23-197 and 23-193, thence southerly along the parcel dividing line between 23-197 and 23-193 to the parcel dividing line between 23-198 and 23-193, thence southerly along the parcel dividing line between 23-198 and 23-193 to the parcel dividing line between 23-199 and 23-193, thence southerly along the parcel dividing line between 23-199 and 23-193 to the parcel dividing line between 24-13 and 23-193, thence southerly along the parcel dividing line between 24-13 and 23-193 to the parcel dividing line between 24-13 and 24-9, thence southerly along the parcel dividing line between 24-13 and 24-9 to a line drawn 600 feet parallel and southerly of the center of Main St., thence westerly along the line drawn 600 feet parallel and southerly of the center of Main St. to the center of River Rd. thence westerly along the center of River Rd. to the center of Hollis St. thence northerly along the center of Hollis St. to the beginning.

Urban Residence Zone #1

Beginning at the center of River Rd. at a point where a line drawn perpendicular to River Rd. from a point where the center of Main St. meets the center of Franklin St. and the border of the Commercial Zone exists thence southerly along the center of River Rd. to a line drawn 600 feet parallel and southerly to Main St. thence easterly along the line drawn 600 feet parallel and southerly of Main St. to the border of the Commercial Zone thence northerly and westerly at times along the border of the Commercial Zone southerly of Main St. thence southerly along the border of the Commercial Zone perpendicular to Main St. to the beginning.

Urban Residence Zone #2

Beginning at the center of the Nissitissit River where it meets the center of Hollis St. thence southerly on Hollis St. to the center of Franklin St. thence southerly on Franklin St. to the center of Main St. thence easterly on Main St. to the border of the Commercial Zone thence northerly along the border of the Commercial Zone to the Industrial Zone thence easterly along the border of the Industrial Zone to the center of Mill St. thence northerly along the center of Mill St. to the center of the Nissitissit River thence westerly along the Nissitissit River to the beginning.

Urban Residence Zone #3

Beginning at the center of the Nashua River where it meets the center of Groton St. thence southerly on Groton St. to the center of Lowell St. thence easterly on Lowell St. to a line drawn 300 feet parallel and easterly of Groton Street thence southerly along the line drawn 300 feet parallel and easterly of Groton St. to the center of Leighton St. thence easterly on Leighton St. to the center of Reedy Meadow Brook thence northerly along Reedy Meadow Brook to the center of the Nashua River thence westerly along the Nashua River to the beginning.