

ZONING

220 Attachment 4

**Integrated Planning Overlay District Map**  
**[Added 5-4-2009 ATM by Art. 13; amended 10-28-2013 STM by Art. 7]**

IPOD 1

Two areas comprise IPOD 1:

First, beginning at a point on the boundary line of the Town of Lancaster and the Town of Lunenburg said point being the intersection of said town boundary line with the westerly line of Route 70 and then proceeding

Southerly along the westerly line of Route 70 to a point in the northern line of the Route 2 right-of-way thence turning and running,

Westerly along said northern line of the Route 2 right-of-way to a point in the boundary line between the Town of Lancaster and the City of Leominster, thence turning and running

Northerly along said town line to the boundary line between the Town of Lancaster and the Town of Lunenburg, thence

Easterly along said town line to the place of beginning.

Second, beginning at a point at the intersection of the southerly line of the Route 2 right-of-way and the westerly line of Route 70 and then proceeding

Southerly along the western line of Route 70 to a point in the northern boundary of Assessors' Map 19, Lot 16 thence turning and running

Westerly along said northern line of Assessors' Map 19, Lot 16 approximately 712.4'± to a point on the northern water line of the North Nashua River, thence continuing, along the northern water line of the North Nashua River to a point on the boundary line between the Town of Lancaster and the City of Leominster, thence turning and running

Northerly along said town line to a point marking the southern boundary of Assessors' Map 8, Lot 39, thence turning and running

Easterly along the southern border of Lot 39 a distance of 473.48' and then continuing across Lot 39 to a point at the southwest corner of Assessors' Map 8, Lot 39A then along the southerly border of Lot 39A to a point in the cul-de-sac of White Pond Road and then continuing counterclockwise along said cul-de-sac and the southern line of Assessors' Map 8, Lot 37G and 37H to a point in the westerly sideline of Assessors' Map 8, Lot 45 thence

Northerly along the western sideline of Assessors' Map 8, Lots 45, 43, 42, and 41 thence turning and running

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- Westerly along the southern boundary of Assessors' Map 8, Lot 41 to the eastern line of White Pond Road, thence
- Northerly along the eastern line of White Pond Road to the eastern sideline of Assessors' Map 3, Lot 5 and continuing northerly along said eastern sideline of Assessors' Map 3, Lot 5 line to the Town line between the Town of Lancaster and the City of Leominster, thence continuing along said town line to the southern line of the Route 2 right-of-way, thence
- Easterly along said right-of-way to the place of beginning.

EXCLUDING from the above IPOD Assessors Map 4, Lot 9A and 9B and the property known as Lancaster Woods Condominium consisting of Assessors' Map 4, Lots 7B through 7F inclusive and Assessors' Map 4, Lot 10 and Lots 10A through 10Z inclusive.

IPOD 2

Beginning at a point on the boundary line between the Town of Lancaster and the Towns of Lunenburg and Shirley said point also marking a point where the Towns of Lunenburg and Shirley meet, thence turning and running

- Southerly along the westerly line of Assessors' Map 2, Lot 3, and Assessors' Map 5, Lot 13A and 15A to Fort Pond Road, thence turning and running
- Easterly along the northern line of Fort Pond Road to the western line of Shirley Road thence turning and running
- Northerly along the western line of Shirley Road to the northeast corner of Assessors' Map 5, Lot 54, thence turning and running,
- Generally westerly to a point where the Residential and the Enterprise Districts meet, thence turning and running,
- Northerly along that zoning district boundary to a point in the town line between the Town of Lancaster and the Town of Shirley, thence turning and running
- Westerly along said town line to the point of beginning.

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