

Yule Development

A B B O T M I L L

- **Permitting:**

The sale of the property from Courier to Yule Development Company is contingent on receiving approval from the Westford Zoning Board of Appeals for a zoning variance. To separate the mill buildings into two parcels, one to be purchased by Yule, one to be retained by Courier, will require one or more variances for lot-line setbacks. There will not be enough distance between the buildings to provide for the building setbacks required by the Zoning Ordinance in order to subdivide property.

Yule and Courier intend to apply to the ZBA for the setback variances required to allow for the subdivision of the property.

The second major approval that is required is from the Planning Board. It must approve the site plan for the conversion of the Abbot Mill into apartments under the Mill Conversion Overlay District. The provisions of the MCOD are extensive, and require a review by town boards and officials, the preparation of impact statements, and extensive submissions.

Members of the development team plan to meet with the neighbors, the Selectmen, the Planning Board and other participants in the approval process shortly after the public announcement of the project. This section of the Yule Development Company web site will be substantially expanded after these discussions are held to set forth in more detail the procedures to be followed.