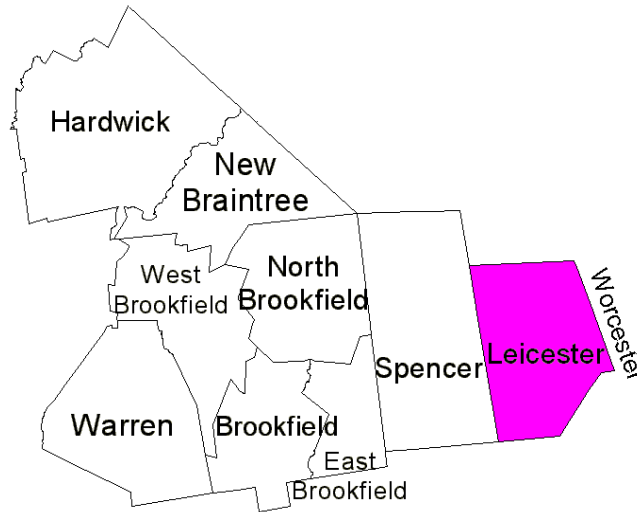
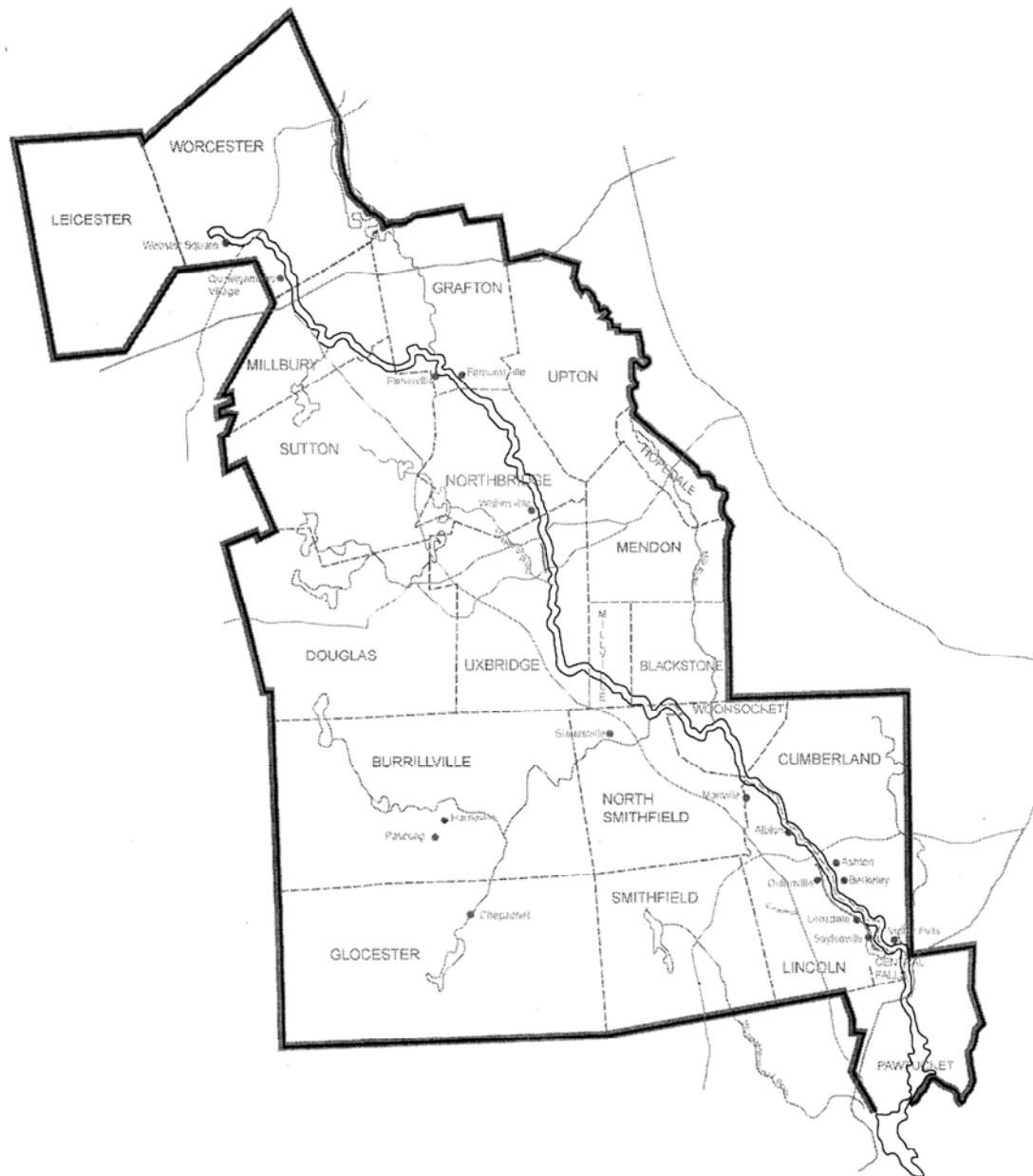


**Map 2-1: Central Massachusetts Regional Planning Commission
Western Subregion**



Source: Leicester Planning Office/CMRPC

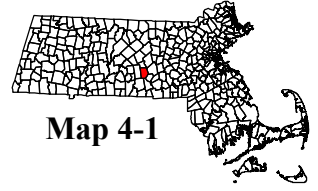
Map 2-2
John H. Chafee Blackstone River Valley National Heritage Corridor



g:\town planners office\master plan 2009\final plan\2-leicester overview, 6-09.doc

PAXTON

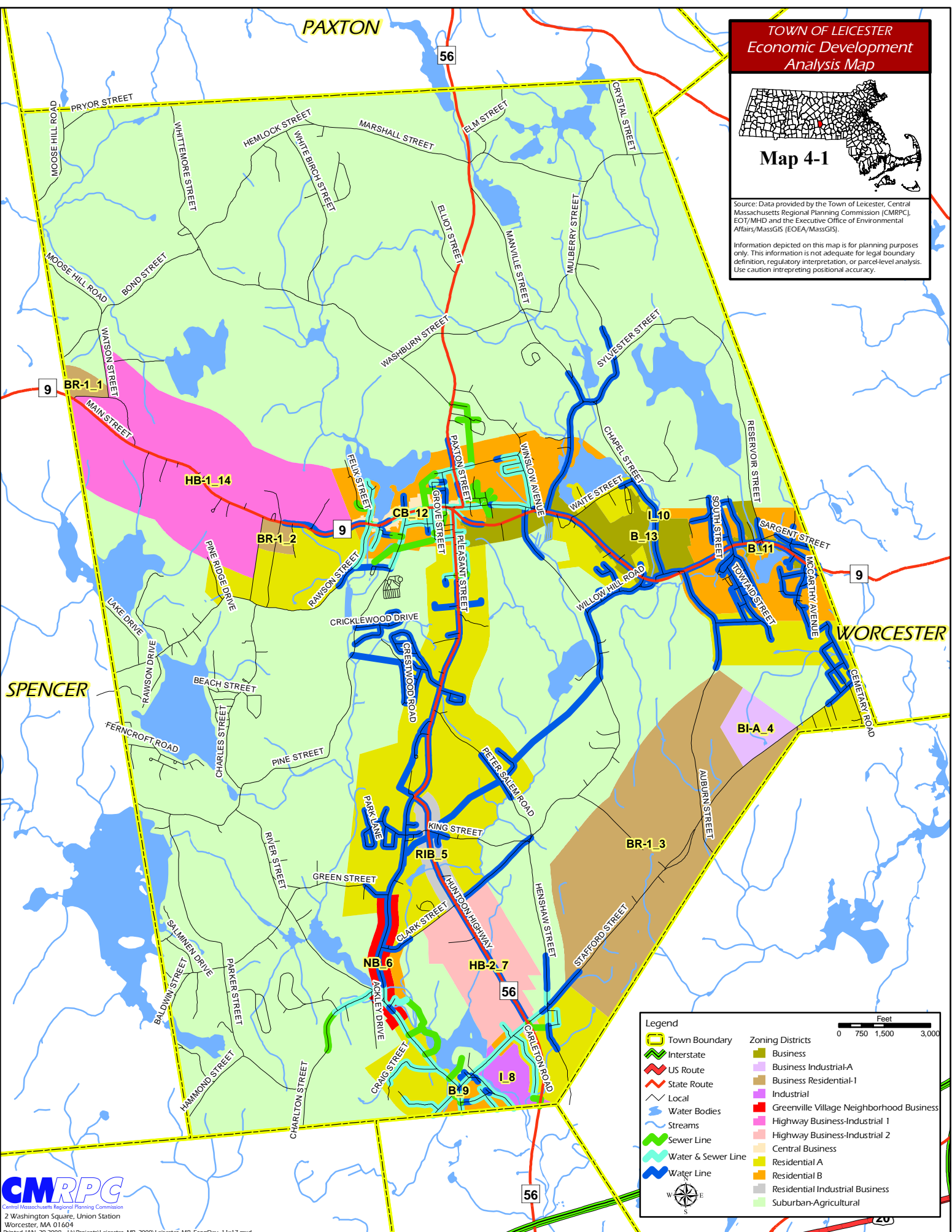
TOWN OF LEICESTER
Economic Development
Analysis Map



Map 4-1

Source: Data provided by the Town of Leicester, Central Massachusetts Regional Planning Commission (CMRPC), EOT/MHD and the Executive Office of Environmental Affairs/MassGIS (EOEA/MassGIS).

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.



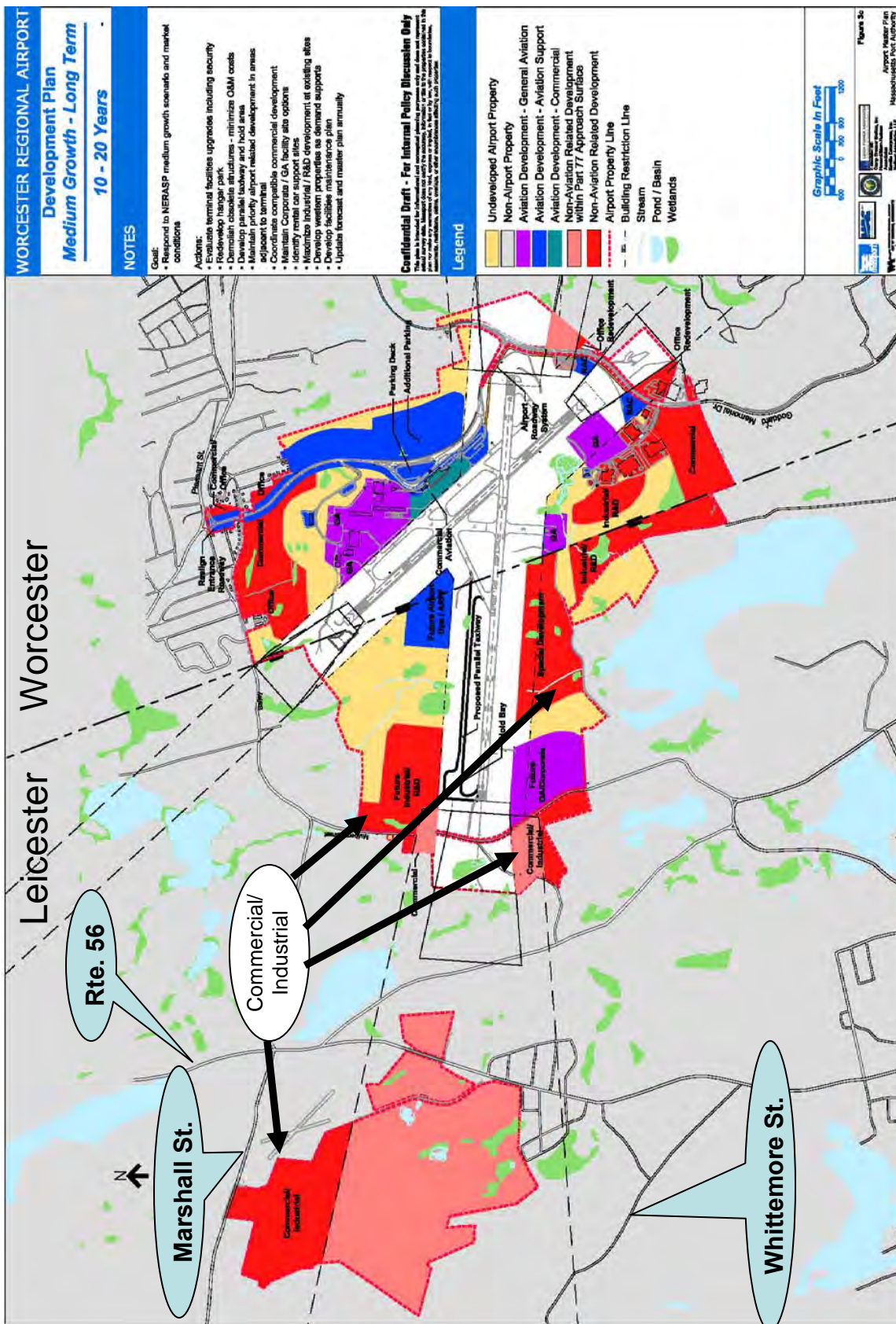
Legend

Town Boundary	Business
Interstate	Business Industrial-A
US Route	Business Residential-1
State Route	Industrial
Local	Greenville Village Neighborhood Business
Water Bodies	Highway Business-Industrial 1
Streams	Highway Business-Industrial 2
Sewer Line	Central Business
Water & Sewer Line	Residential A
Water Line	Residential B
	Residential Industrial Business
	Suburban-Agricultural

Feet
0 750 1,500 3,000

CMRPC
Central Massachusetts Regional Planning Commission

2 Washington Square, Union Station
Worcester, MA 01604
Printed JAN. 29 2008 - H:\Projects\Leicester_MP_2008\Leicester_MP_EconDev_11x17.mxd



Source: ORH Master Plan: Worcester Regional Airport Master Plan Study, March 20008 (labels & arrows added by Leicester Planning Office)

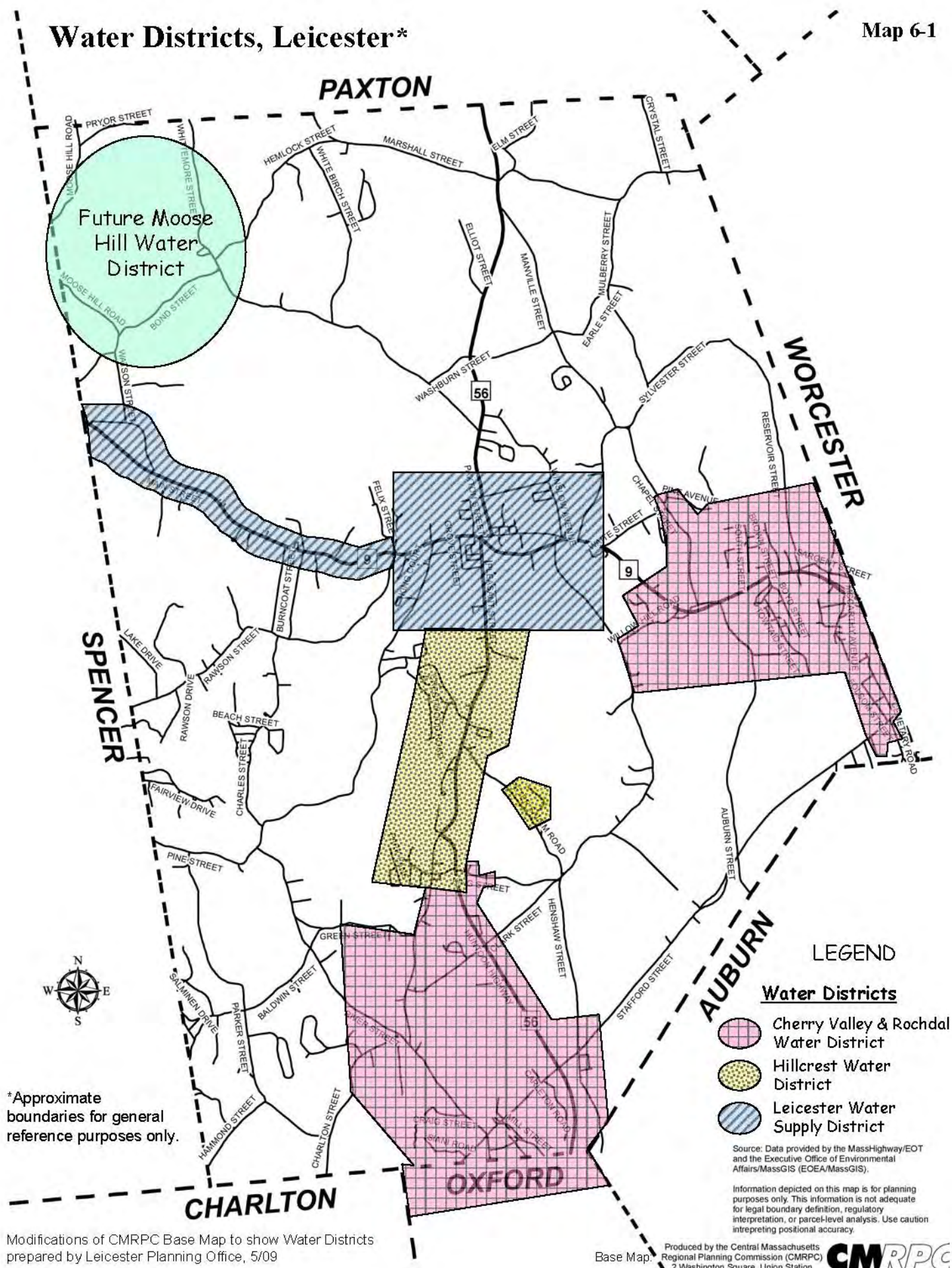
Worcester Regional Mobility Study Area



Source: Worcester Regional Mobility web site (<http://www.vhb.com/worcesterregionalmobility/studyarea.asp>)

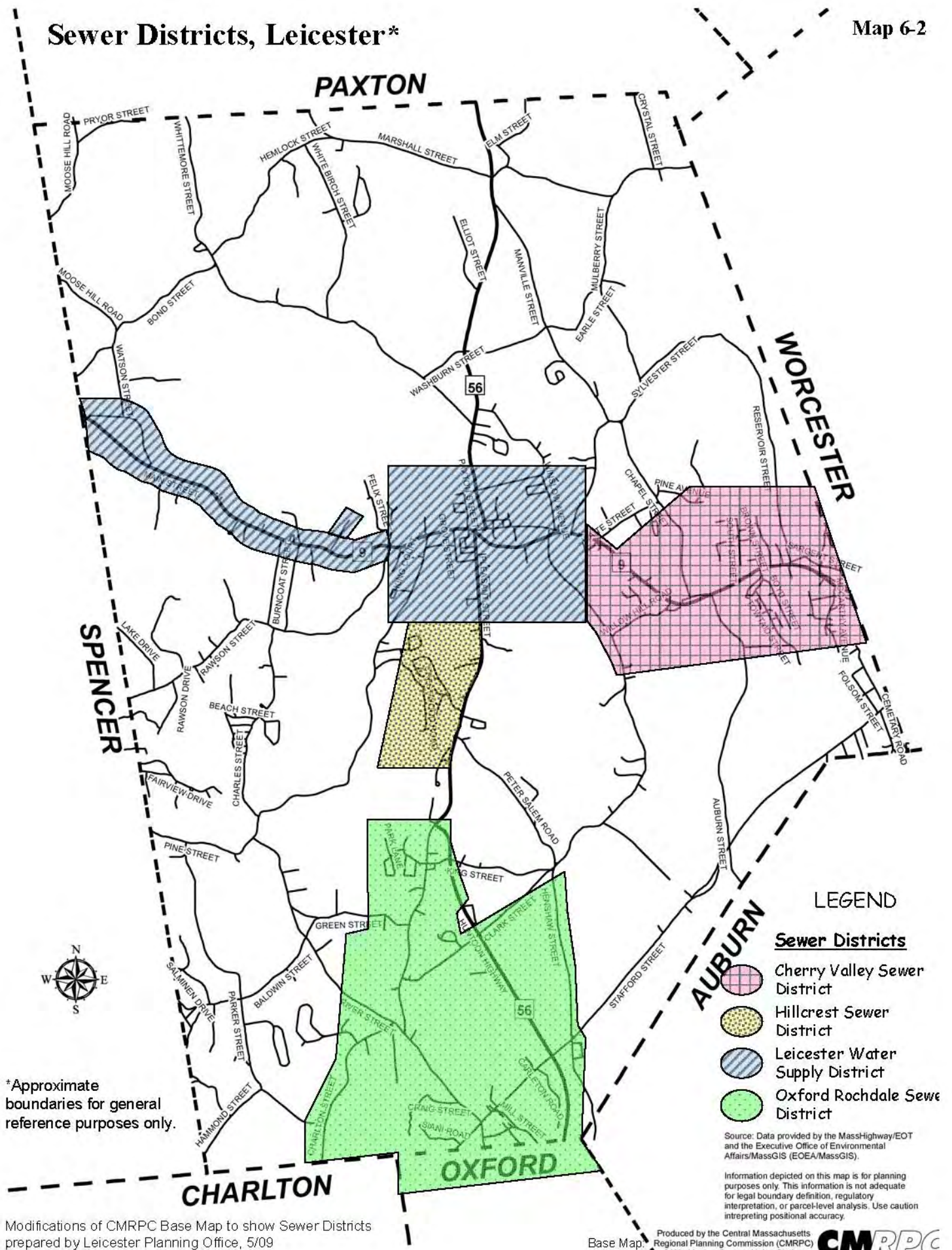
Water Districts, Leicester*

Map 6-1



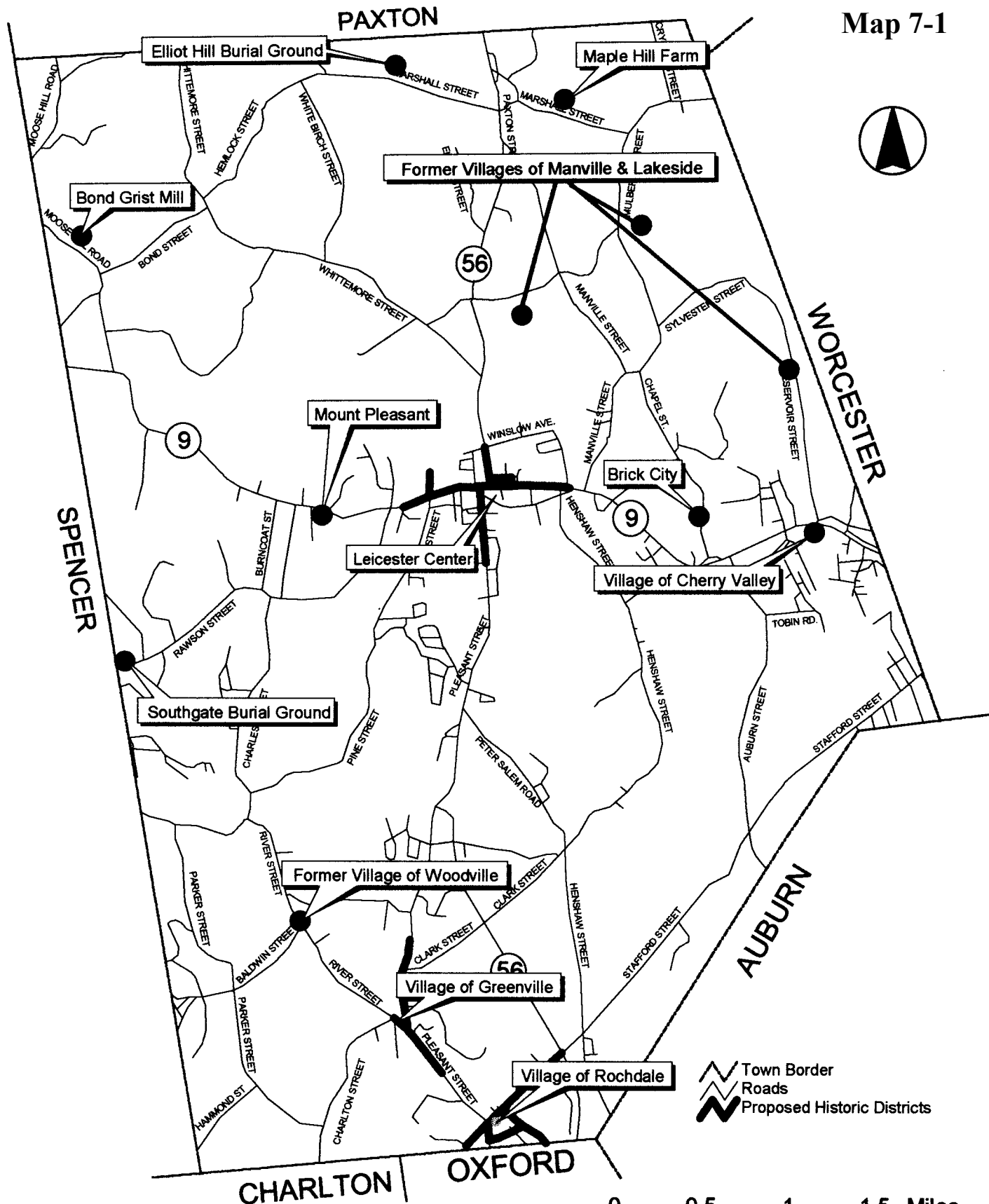
Sewer Districts, Leicester*

Map 6-2



*Approximate boundaries for general reference purposes only.

Modifications of CMRPC Base Map to show Sewer Districts prepared by Leicester Planning Office, 5/09

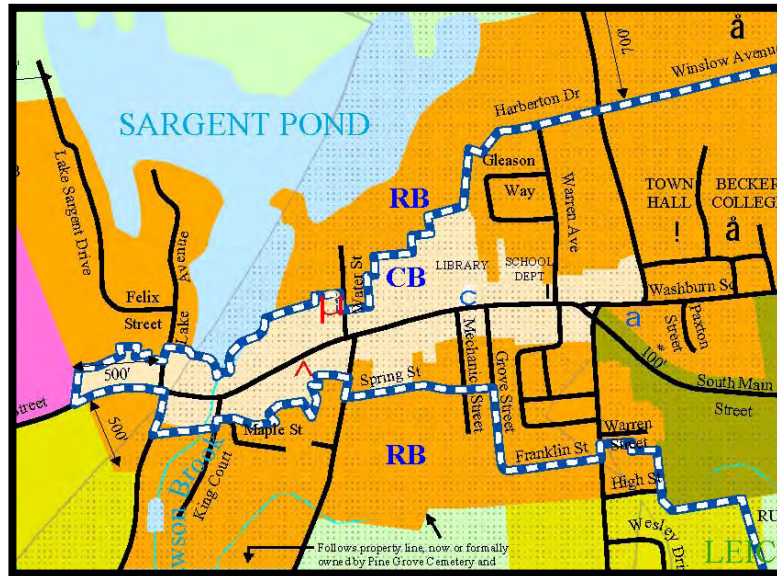


LEICESTER, MA

Master Plan Update 2000-2020

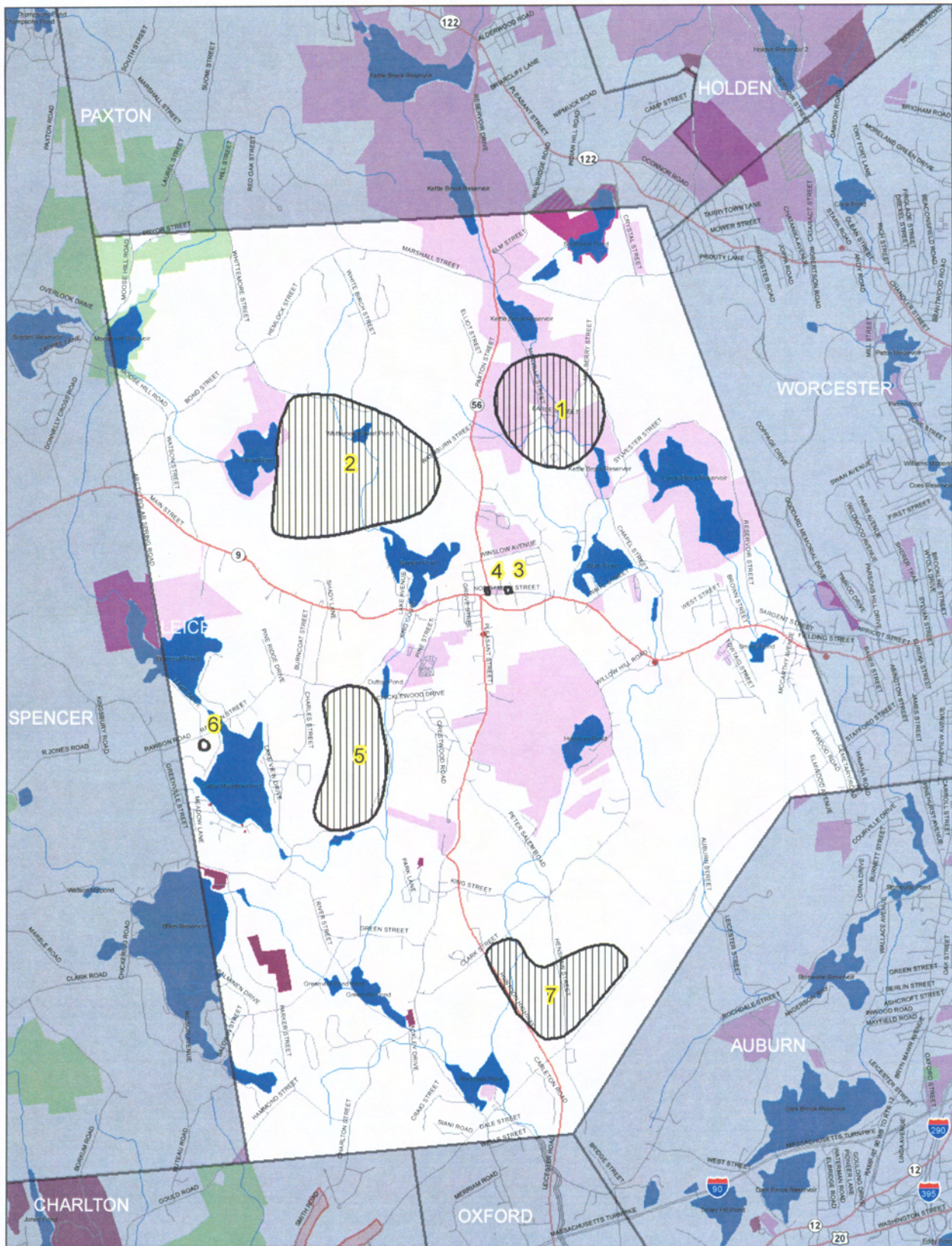
HISTORIC RESOURCES & PROPOSED DISTRICTS

Map 7-2: Central Business District and Surrounding Area



Central Business (CB) District

*Source: Town of Leicester Zoning Map 2006 prepared by CMRPC
(modified by Leicester Planning Office to show relevant area only)*



LEICESTER HERITAGE LANDSCAPE INVENTORY

Priority Landscapes

1. Mannville
2. Johnson Farms
3. May House + Grounds
4. Swan Tavern
5. Ballard Hill
6. Southgate Pasture Cemetery
7. Cooper's Hill Top Farm

Map Created By:
Hyla Ecological Services, Inc.
(978) 371-1222
www.hyla-ecological.com

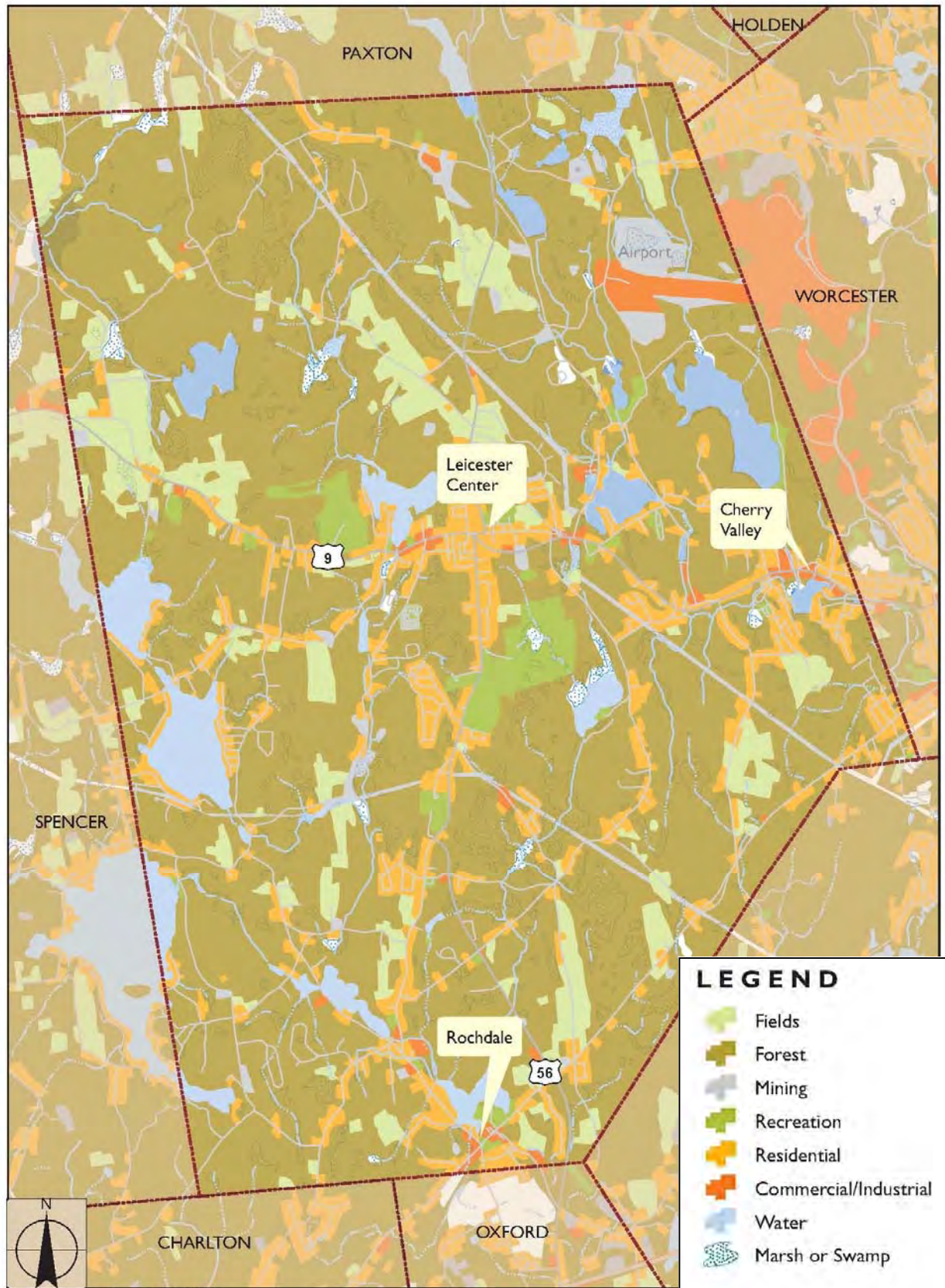
HYLAecological

NOTE RE BOUNDARIES: Priority Landscape outlines are not legal parcel boundaries, they indicate local focus of concern. All other GIS data were obtained from MassGIS and may not include 2007 updates.

- Priority Landscape
- Linear Priority Landscape
- State Register of Historic Places
- State Register of Historic Districts
- Major Road
- Road
- Conservation Restriction
- Commonwealth of Massachusetts Lands
- Non-Profit
- Municipal
- Land Trust

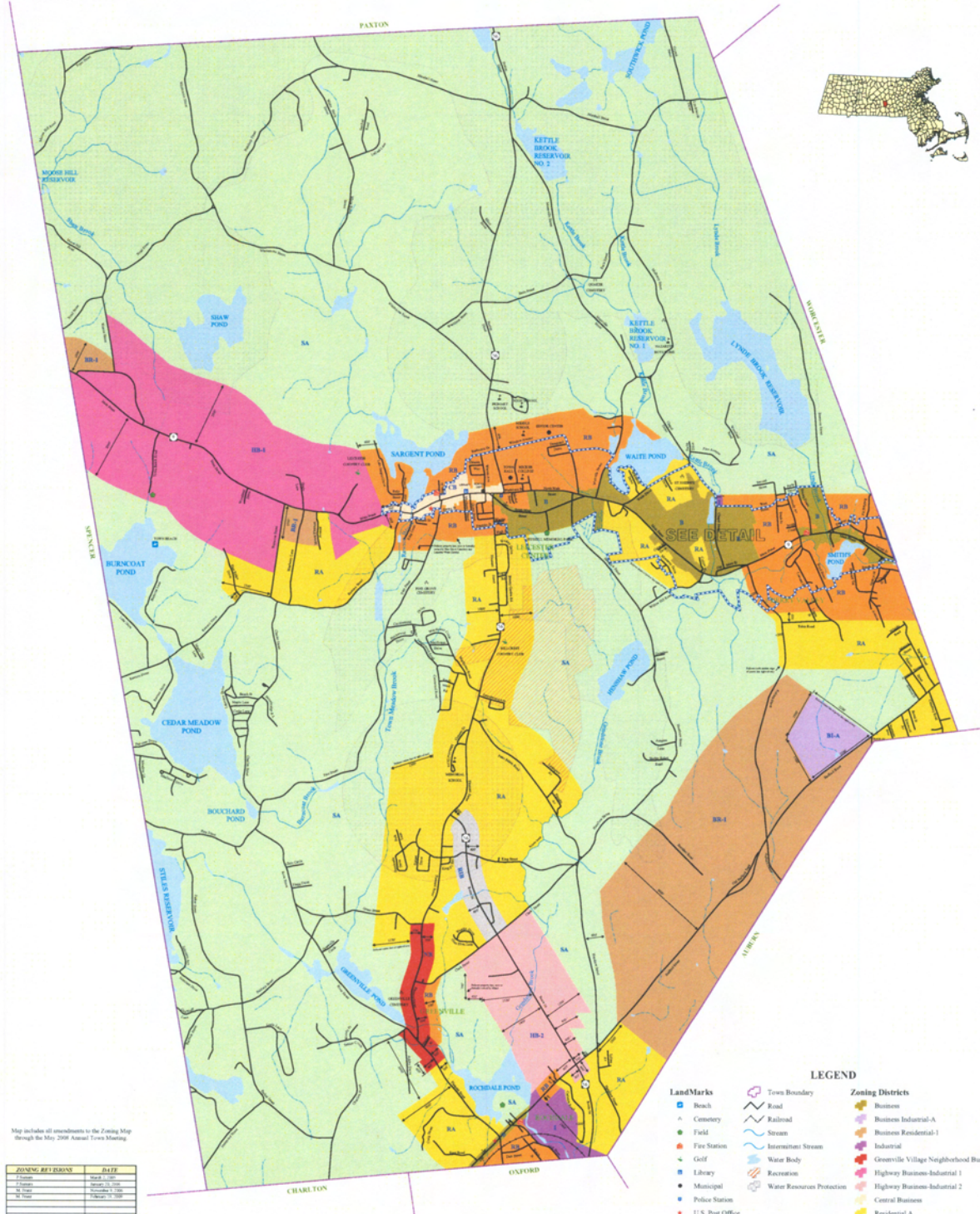


0 0.5 1 Miles





TOWN OF LEICESTER ZONING AND OVERLAY DISTRICTS MAP 2008



Map includes all amendments to the Zoning Map through the May 2008 Annual Town Meeting.

ZONING DISTRICTS	DATE
1st	1981
2nd	1985
3rd	1989
4th	1993
5th	1997
6th	2001
7th	2005
8th	2008



Note:
Roadways on this map are shown for general reference purposes only. This map shall not be used to determine the legal status of any roadway as public or private.
Parcel boundaries are approximate to January, 2005.

Source:
Zoning and Overlay districts generated by CMRPC.
1:25,000 hydrography was derived from USGS Digital Line Graph files and distributed by MassGIS. Landmarks generated by CMRPC.
Road centerlines from MassHighway as distributed through the MassGIS office.

Produced by the GIS Program of
Central Massachusetts Regional Planning Commission
250 Washington Square, Union Station, Worcester, MA 01004
Phone: 508-754-7117

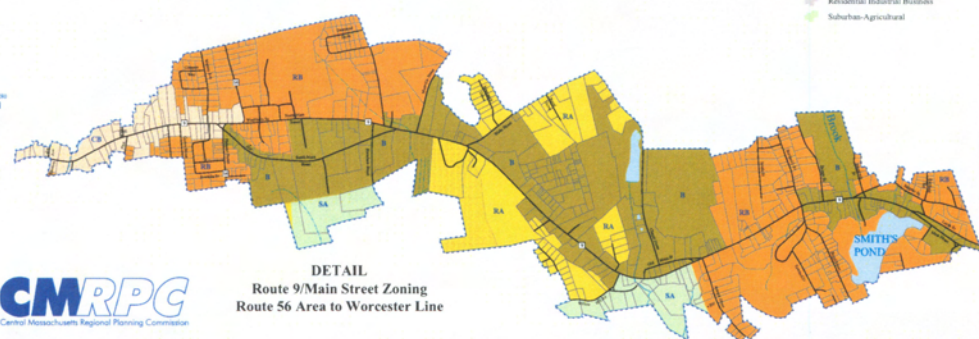


- LandMarks**

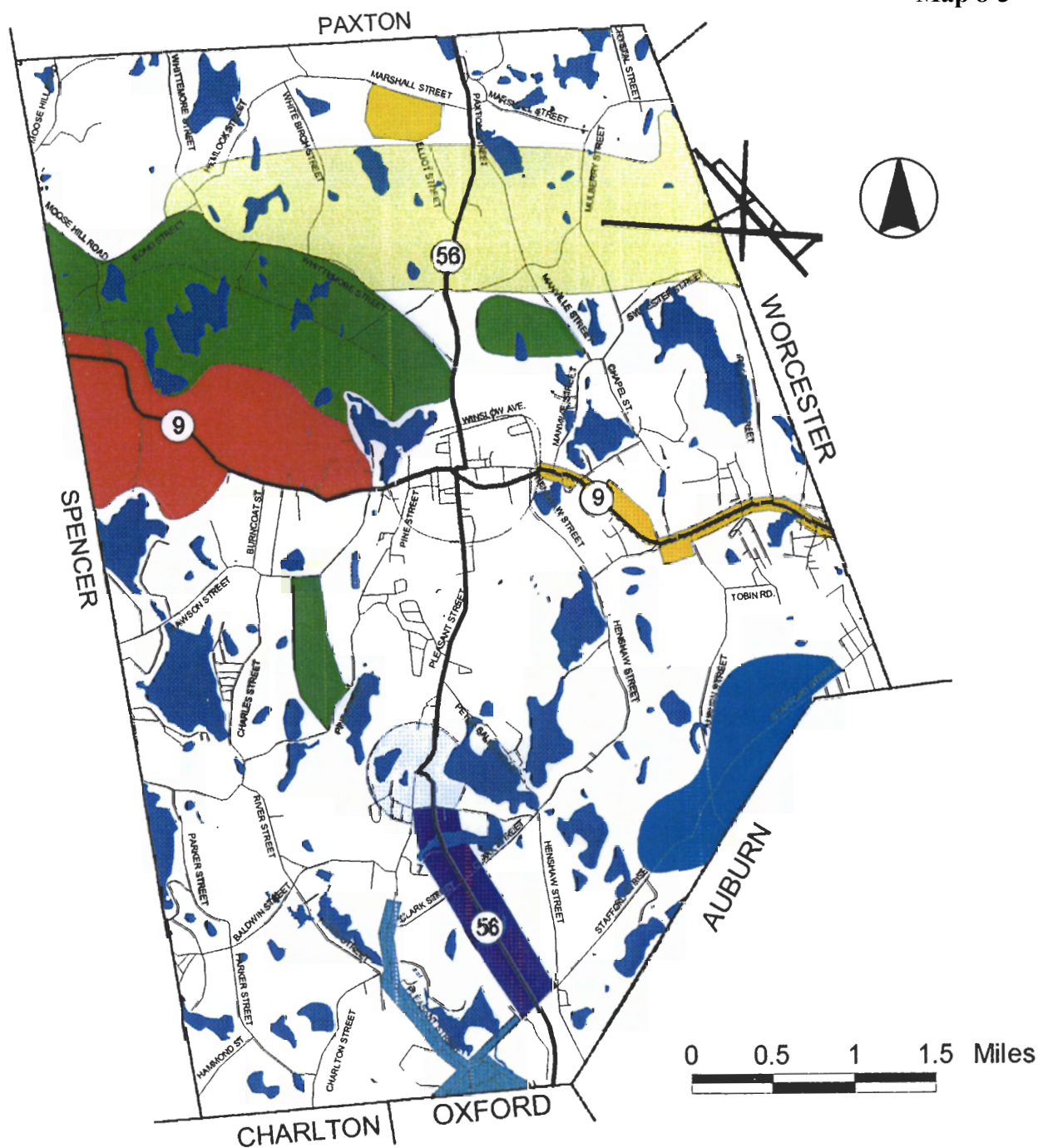
 - Beach
 - Cemetery
 - Field
 - Fire Station
 - Golf
 - Library
 - Municipal
 - Police Station
 - U.S. Post Office
 - School
- Town Boundary**

 - Road
 - Railroad
 - Stream
 - Intermittent Stream
 - Water Body
 - Recreation
 - Water Resources Protection
- Zoning Districts**

 - Business
 - Business Industrial-A
 - Business Industrial-1
 - Industrial
 - Greenfield Village Neighborhood Business
 - Highway Business Industrial 1
 - Highway Business Industrial 2
 - Central Business
 - Residential A
 - Residential B
 - Residential Industrial Business
 - Suburban-Agricultural



DETAIL
Route 9/Main Street Zoning
Route 56 Area to Worcester Line



Future Land Use Recommendations

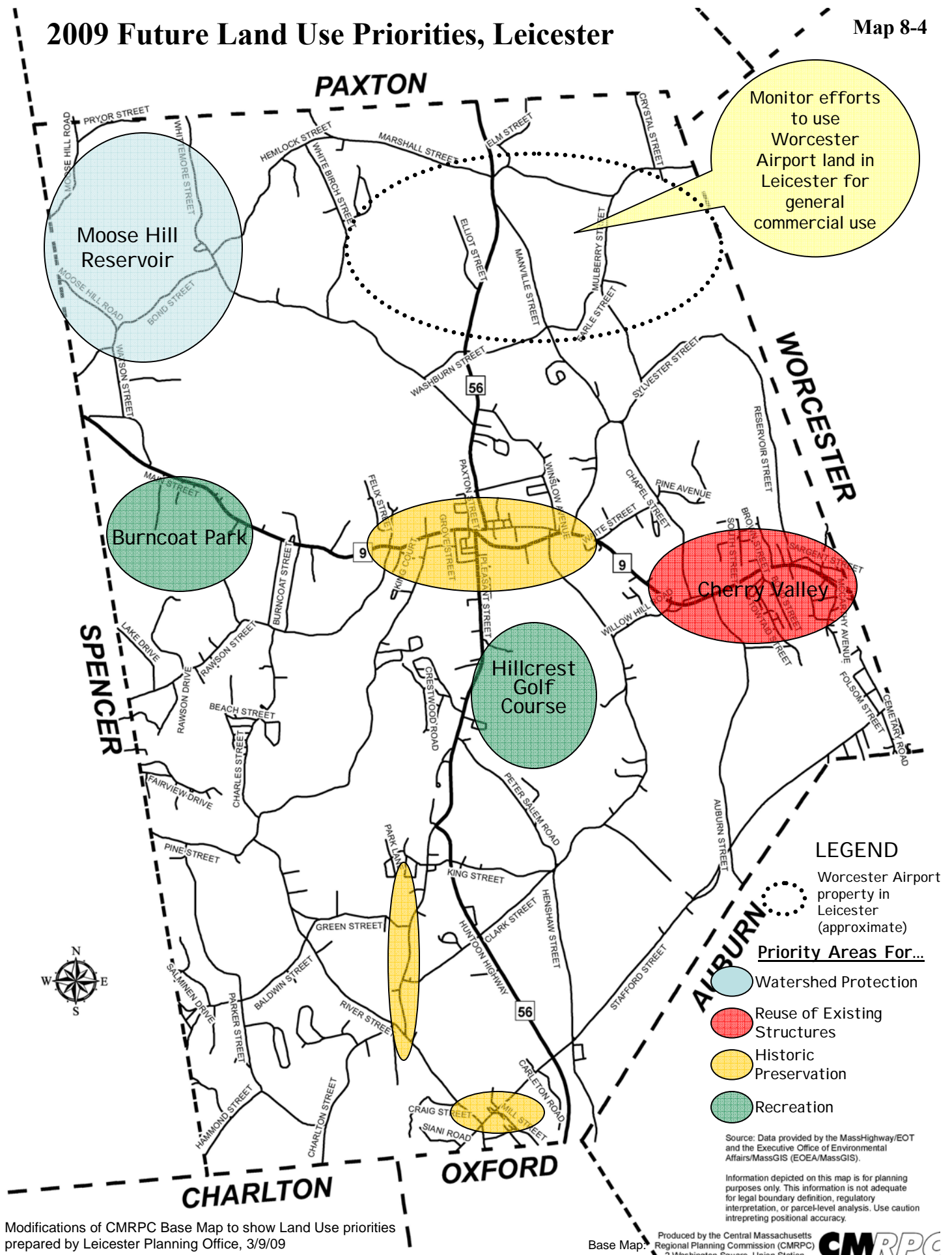
- Commercial revitalization through increased property depth; new business/tourism attraction w BRVNHCC.
- Rezone for commercial/industrial/warehousing/airport/light manufacturing. No new housing.
- Area for most intense commercial/industrial/truck corridor. No new housing.
- Future residential only (with buffer); no new commercial or industrial.
- Historic District designations, continue mixed residential and neighborhood business pattern & re-use mills.
- Large scale office/business/industrial parks, "Big Box" retail, limited curb cuts, private recreation & no housing.
- Preservation w. little development, trail connections, recreation & wetland buffers.
- Area for new housing, clustering for open space & wetland preservation.
- Historic District designation, housing infill, upgrading, public open space, pedestrian focus, neighborhood services & recreation.
- Private recreation, amusement centers, other noise compatible uses.
- Proposed Airport Overlay



LEICESTER, MA Master Plan Update 2000-2020 FUTURE LAND USE RECOMMENDATIONS

2009 Future Land Use Priorities, Leicester

Map 8-4



Modifications of CMRPC Base Map to show Land Use priorities prepared by Leicester Planning Office, 3/9/09