

**Planning Board Warrant Articles
Finance & Warrant Commission
Public Hearing**

March 7, 2016

Planning Board Article 1

Senior Housing

Bylaw Sections 8.3 & 8.4

- Integrates Senior Residential Development (SRD) elements into Open Space Residential Development (OSRD) bylaw Section 8.3
- Removes Senior Residential Development bylaw (SRD) Section 8.4

Purpose:

- A new zoning mechanism for senior housing
- Encourage housing for seniors that is compatible with environment and neighborhoods
- Provide technical guidance for appropriate growth
- Promote quality design

Why?

- Developer interest, inquiries from local seniors, and demographics supporting an aging population
- Existing zoning is ineffective
- Impedes housing alternatives for seniors and does not encourage “aging in place”
- Cumbersome and frustrating process

What is Senior Housing: Types of Zoning:

- One resident 55 yrs. +
 - Encourages aging in place
 - Livable
 - Transportation
 - Affordable
 - Civic Engagement
 - Low Maintenance
- Senior Housing Districts
 - Retirement Community Districts
 - Multiple Family Districts
 - **Incentive Zoning**
 - Mixed Use
 - **Cluster & Open Space Developments**
 - Overlay Districts



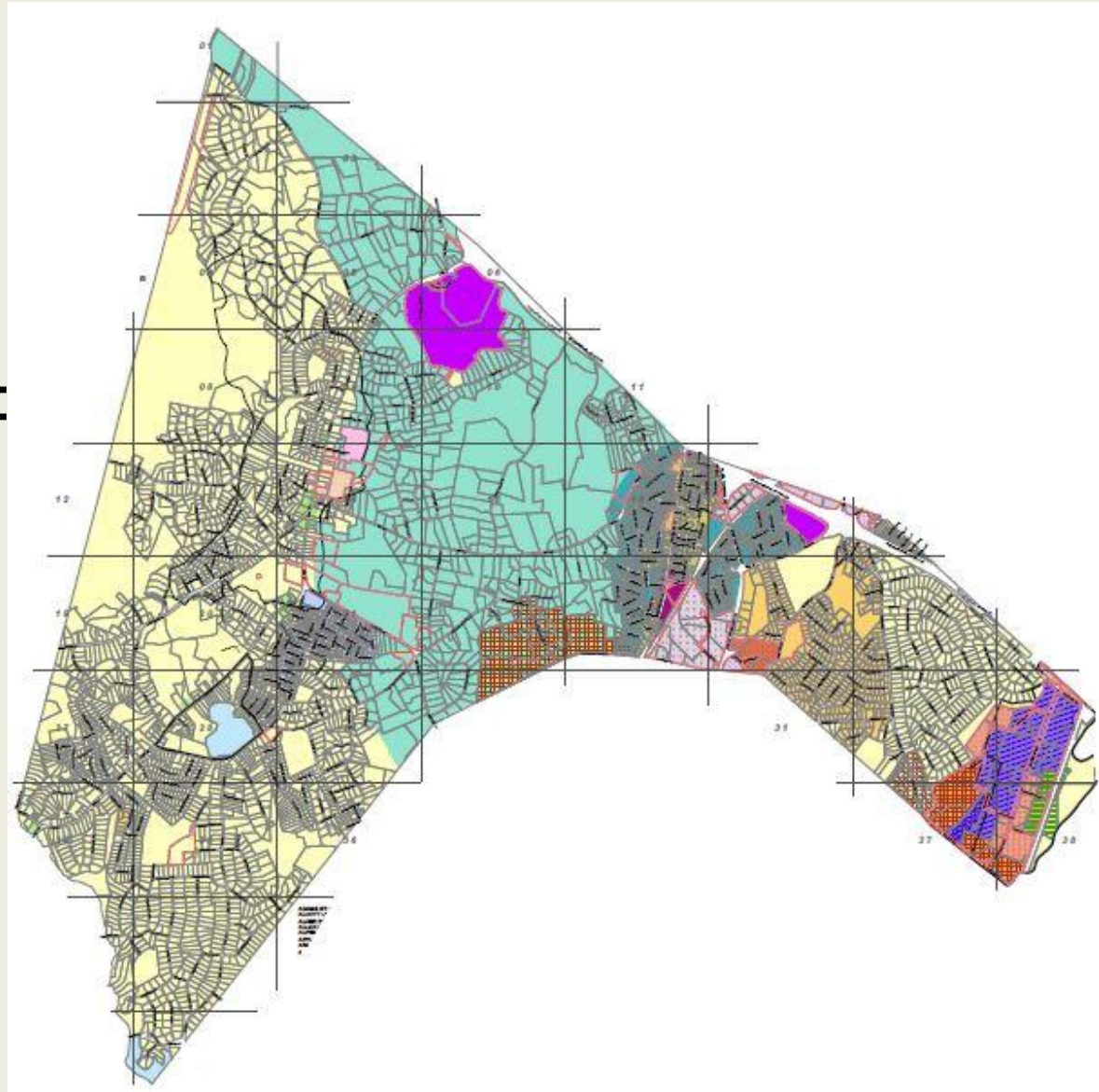
Why the Open Space Residential District?

- Conserve natural environment
- Lessen disturbance to land
- Provide flexibility and Imaginative residential design
- Offer greater housing choice
- Design process
- Provide an incentive for age-restricted dwelling units in the OSRD bylaw
- Adds bonus dwelling units for age-restricted dwellings



Applicability

- Single Residence Zones: SRB, SRC, SRE
- Minimum Tract Size:
SRB - 120,000 SF
(20,000 SF)
SRC – 200,000 SF
(40,000 SF)
SRE – 400,000 SF
(80,000 SF)



Density

• Step-by-Step Yield Formula

1. Tract Size minus all wetland areas
2. Deduct 10% infrastructure factor
3. Divide by minimum lot size in District
4. Round up or down to determine Yield
5. Add units per Yield Chart to obtain

Base Density

<u>Yield</u>	<u>Added Units</u>
1 to 3 units	0
4 to 8 units	1
9 to 13 units	2
14 to 18 units	3
Over 18 units	4

6. Add Bonus Units, if applicable
7. Result is the Maximum Number of Dwelling Units

217,800 SF lot (5 acres)
- 43,560 (1 acre of wetlands)
- 17,424 (10% infrastructure factor)

156,816

÷ 40,000 (min. lot area)

3.92 ... round up to 4 (Yield)

4 + 1 added unit = 5 (Base Density)

Add Age-Restricted Density Bonus:

Multiply Base Density by 3

3 x 5 = 15 (Bonus Units)

Base Density + Bonus Units:

5 + **15** = 20 (Maximum Number of Dwelling Units)

New Application Procedure

1. Staff Land Use Committee (sketch plan, staff recommendation)
 - Initial zoning review
2. Preliminary Review Planning Board Hearing (majority vote)
 - Suitable location & set max. density
3. Final Special Permit Application Public Hearing (super majority vote)
 - Market Analysis, Fiscal Report, Drainage...

Conclusion

- Provides incentive for senior housing development with bonus units
- Protects neighborhoods and environment
- Encourages creative design
- Discretionary Authority to Planning Board
- Improved process and more guidance for applicants

Article 2 – Outdoor Seating

- Plans approved by Town Planner
- 6 ft. clearance
- Protected from vehicles
- Noise & lighting
- Sufficient parking
- Well Maintained



Article 3 – Calculating Affordable Units

- Required for projects with 8 or more housing units
- Sets required number of units with chart
- Affordable Units in **Perpetuity**
- Consultation with the Housing Authority

<u>Total Number of Dwelling Units</u>	<u>Minimum Number of Affordable Dwelling Units</u>
1 to 7 units	0
8 to 9 units	1
10 to 15 units	2
16 to 22 units	3
23 to 26 units	4
27 or more units	15% of the total number of dwelling units, rounded up to the next whole number

Article 4 – Administrative Review for Wireless Facilities

- Already existing or permitted
- Minor by Building Commissioner
- No visible significant exterior changes
- Town Planner Review



Article 5 – Off-Street Parking

- Allows for required spaces provided off-site
- Shared parking by waiver from Planning Board within 400 – 600 ft. & for existing buildings
- Public Hearing with Planning Board
- Requires Pedestrian Connection
- Addresses future changes in Intensity or Use (easement, overflow area)

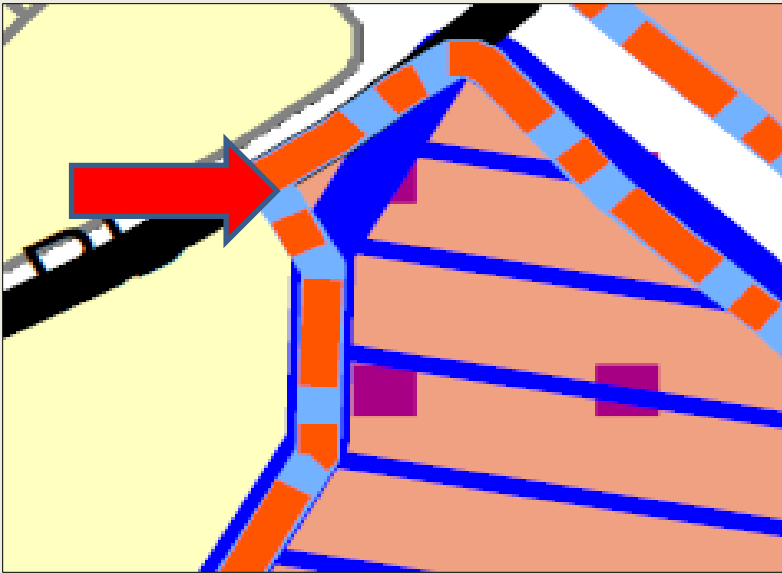


Article 6 – Housing Keeping

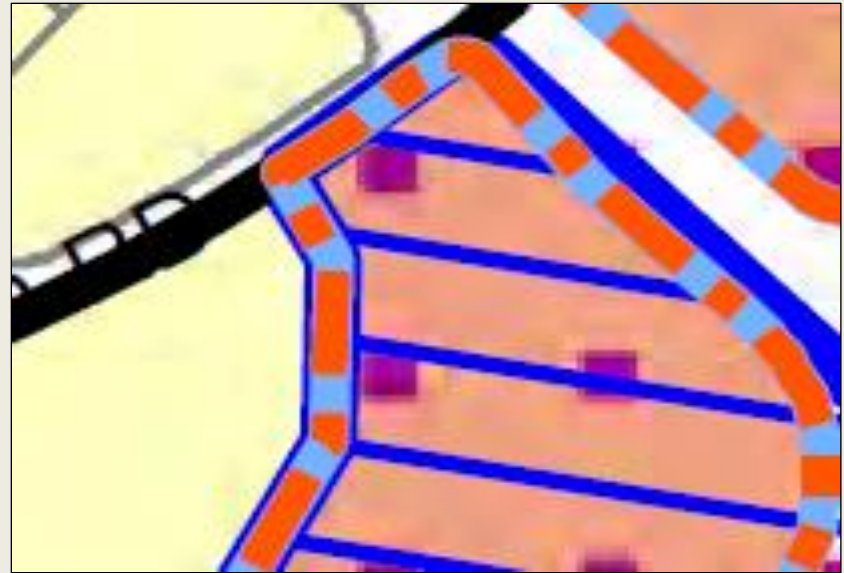
1. Earth Material Movement Special Permit
– Updated to PB in Use Chart, delete note
2. “Medicinal” to “Registered” Marijuana Dispensary in parking table
3. Correct section number in landscape waiver section
4. Board of Health Referral from Planning Board, grammar

University Avenue Mixed use Overlay District (UAMUD) Boundary

Current: Map 33, Lot 51



Proposed: Map 33, Lot 51



Article 7 – Project Area FMUOD

Reduces Minimum Project Area from 30 acres to 10 acres in the FMUOD-1 / University Avenue Flexible Multiple Use Overlay

Minimum project area shall include contiguous parcels separated by a roadway or railroad right-of-way that are effectively contiguous

