

memo

Community Opportunities Group, Inc.

To: Medfield Board of Selectmen
From: Courtney Starling, AICP
CC: Sarah Raposa, AICP
Date: August 13, 2018
Re: Proposed Senior Housing Residential Development Overlay District Bylaw

Comments: Attached please find revised materials for the SHRDOD Bylaw.

Red text indicates edits that were made subsequent to the BoS meeting on July 31st.

Summary of Key Changes:

- Cottage basement definition revised upon further reflection after discussion regarding basements counting toward floor area. New definition differentiates between dwellings with basements and those built on slab.
- Applicability (300.14.17.b.2) and Uses (300.14.17.d) have been revised to preclude Assisted Living Facilities from locating in the RS (per recent TM action) and RT districts.
- The language regarding the requirement and granting of special permits (300.14.17.c) has been cleaned up to clarify that while a special permit is required, the granting of said permit is not.
- The dimensional requirements have been updated to include a footnote to limit height on rooftop mechanicals, appurtenant structures, and architectural details per citizen comment. The scope of the comment was limited to mechanicals, but addressing other customary rooftop projections seems reasonable to do at the same time.

Updated maps are also attached. Two scenarios have been mapped.

Scenario A removes undevelopable lands (typ. conservation lands) from the prior Zoning Impacts Map (reviewed at the 7/31 BoS meeting) – which identified all lots greater than 3 acres in size, served by public water and sewer, and are located in the RS, RT, RU, and BI zoning districts.

Scenario B shows the same lots as Scenario A with the final criteria that the site be located within 2,000' of a public amenity (public buildings, medical offices, retail, services, etc.).

Due to the narrowness of applicability, it may be advisable to remove the 2,000' radius requirement and pursue Scenario A instead.

Next Steps:

1. Creation & distribution of a one-page information sheet that summarizes the purpose of the bylaw and how it works so that normal people who do not read zoning all day can understand what is being proposed.
2. Formal presentation of the bylaw at the Planning Board Zoning Hearing on 9/10.

Article 14

§300.14.17 Senior Housing Residential Development Overlay District

Purpose and Intent: The purpose of this bylaw is to provide diverse and appropriate housing opportunities to meet the needs of people as they age and/or become disabled. Housing developed under this article should be located near services and encourage housing types, floor plans, and levels of affordability that are appropriate to serve these population groups. The housing should be designed in such a way as to promote cohesive neighborhoods, consistent in character with traditional New England architecture and shall utilize best practices with respect to minimizing environmental impacts.

A. Definitions: The following definitions shall apply to this section of the Medfield Zoning Bylaw:

- a. **Assisted Living Residence:** a system of housing offering limited care that is designed for seniors and/or disabled persons who require some assistance with daily activities but do not require full time nursing care. There shall be no more than fifty (50) beds or units within an assisted living residence.
- b. **Continuing Care Retirement Community:** a residential development containing cottages, two family dwellings, townhouses, and/or multifamily, and which shall include an assisted living residence of not more than fifty (50) beds, and/or a skilled nursing facility or physical rehabilitation facility with not more than one-hundred (100) beds.
- c. **Cottage Dwelling:** a single-family home, measuring no more than two-thousand four hundred (2,400) square feet of net floor area for units with basements, or alternatively, one-thousand six hundred (1,600) square feet of net floor area for buildings built on slab at grade, that are designed to accommodate aging or disabled households. Dwellings should feature zero-step entrances, doorways at least 36" wide, and covered parking.
- d. **Multifamily Dwelling:** a dwelling containing at least three (3) and no more than twenty-four (24) units within an individual building. Any multifamily building more than one story tall must be serviced by an elevator and have an accessible primary entrance. More than one multifamily building may be placed on a lot provided there is at least thirty (30) feet separating each building.
- e. **Senior Housing Residential Development:** A development containing cottages, two-family, townhouse, or multifamily dwellings; assisted living residences, or continuing care retirement communities utilizing universal design and providing for visitability created under this section.
- f. **Two-family Dwelling:** a dwelling designed to accommodate two residential units, separated by either walls or floors.
- g. **Townhouse Dwelling:** a dwelling designed to accommodate up to six (6) residential units, separated by walls. Townhouses must have zero-step entrances, doorways at least 36" wide, and covered parking. More than one townhouse building may be placed on a lot provided there is at least fifteen (15) feet separating each building.
- h. **Universal Design:** a broad-spectrum of design principles meant to produce buildings, products and environments that are inherently accessible to older people, people without disabilities, and people with disabilities.
- i. **Visitable:** housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.

B. Applicability

- 1. In the RU, RT, RS, and BI zoning districts, the provisions of this section may be applied to the following uses:
 - a. Any project requiring a special permit under Section 300 Attachment 1.1.4 that results in a net increase of six (6) or more dwelling units, as measured over a ten-year time period, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or non-residential space; and
 - b. Any project that is intended for people age 62 or over and/or disabled people of any age and their respective households. As such, buildings and site improvements in a Senior Housing Residential Development shall provide for visitability and universal design in accordance with the provisions of this bylaw.
- 2. The provisions of this section may be applied to lot(s) meeting the following criteria in the RU, RT, RS, and BI zoning districts, unless otherwise excepted:
 - a. A minimum lot area of 3 acres for cottage dwellings, two-family dwellings, townhouse dwellings, multifamily dwellings, and independent living units.

Comment [CS1]: Net floor area definition includes basements.

Comment [CS2]: Further clarification regarding the basement issue plus a limitation on units w/o basements.

Comment [CS3]: Rationale: 4 story building, 6 units per floor (assumes 10' floor to floor w/ rooftop mechanicals)

Comment [CS4]: Addresses minor children issue. Age limit raised to 62 from 55.

Comment [CS5]: Minimum lot area is defined in the Table of Dimensional Requirements: Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see definition of "wetlands" in § 300-2.1); which is not in the Watershed and/or Floodplain District; nor in a detention pond, retention pond, or open drainage structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a special permit from the Board of Appeals as set forth in § 300-14.10

Comment [CS6]: Raised from 2 to 3 acres – mitigates some lot merger potential

- b. A minimum lot area of 5 acres for an Assisted Living Residence **in the RU or BI zoning districts.**
 - c. A minimum lot area 10 of acres for a Continuing Care Retirement Community **in the RU or BI zoning districts.**
 - d. A minimum of 150 feet of frontage on a public way, or lot in **Municipal Use** for which an access easement for the proposed Senior Housing Residential Development will be provided.
 - e. Existing public water and sewer available at the street frontage; or lots that will be served by public water and sewer prior to the issuance of a Certificate of Occupancy as part of the development proposal.
 - f. **A location within 2,000 feet of the Medfield Senior Center, Town Hall, Public Library, Veteran’s Services, private medical offices, grocery stores, pharmacies, and/or other service providing amenity as measured from the nearest lot line.**
- C. **Special Permit:** **The grant of a Special Permit from the Planning Board is required for the development of any project set forth in Subsection A (above). A Special Permit may be granted if the proposal meets the requirements of this section of the Medfield Zoning Bylaws, and those requirements for Site Plan review under Section 300-14.12 as well as those requirements for Special Permits by the Planning Board under Section 300-14.15, as applicable.**
- D. **Uses:**
- a. Cottage Dwellings
 - b. Two-Family Dwellings
 - c. Townhouse Dwellings
 - d. Multifamily Dwellings
 - e. Assisted Living Residence, with or without memory care **[in the RU and BI zoning districts only]**
 - f. Continuing Care Retirement Community (CCRC), **[in the RU and BI zoning districts only]**
 - i. A CCRC may include the following nonresidential uses primarily for the benefit of residents and their guests, provided that aggregate floor area for the nonresidential uses shall not exceed ten percent (10%) of the total gross floor area of the buildings in the development These uses shall be incidental and subordinate to the principal residential uses in the Senior Housing Residential Development.
 1. Retail, up to a maximum of 5,000 sq. ft.
 2. Personal services
 3. Medical office or clinic
 4. Adult day care center
 5. Community center or senior center
 - g. A Senior Housing Residential Development may also include the following uses:
 - i. Accessory uses for residents, employees, and guests, such as central or common dining facilities, laundry facilities, or indoor or outdoor recreation facilities;
 - ii. Conservation or agricultural uses.

Comment [CS7]: Addresses recent change at TM to disallowed assisted living in the RS zone. RT added to minimize assisted living based concerns following LCB.

Comment [CS8]: Ice House Rd. extension owned by Town of Medfield. Municipal use is defined term in bylaw. Hinckley has 150’ of frontage.

Comment [CS9]: Consider Striking.

Comment [CS10]: Language per request of BoS.

Comment [CS11]: Clarifies all applicable standards per Mark C.’s concerns.

Comment [CS12]: “as applicable” -- Multi fam regs will not apply to single & two fam.

E. **Dimensional Requirements**

- a. A Senior Housing Residential Development shall have the following density regulations:

| Use | Maximum Density | Maximum Height |
|--------------------------|--|----------------|
| Cottage Dwellings | 5 units/acre | 32’ |
| Two-Family Dwellings | 8 units/acre | 32’ |
| Townhouse Dwellings | 10 units/acre | 35’ |
| Multifamily Dwellings | 15 units/acre | 45* |
| Assisted Living Facility | 50 beds or units | 45* |
| CCRC | As noted above, plus maximum of 100 beds in a skilled nursing facility | 45* |

Comment [CS13]: Max 21 units at Hinckley. Roughly 8,700 s.f. lots.

Densities reduced from 8/10/15/20 units per acre (cottages, twos, townhouses, multi fam respectively) to 5/8/10/15).

*** For the purposes of this section, headhouses and rooftop mechanicals, inclusive of equipment shelters and structures designed to screen equipment, as well as architectural details such as parapets and cornices, shall not exceed eight feet (8’) in height as measured from the roofline (in the case of a flat roof) or the top of the gable (in the case of a pitched roof) beyond the maximum height restrictions as enumerated above.**

Comment [CS14]: To address citizen commentary @ BoS. Concern was related to building heights built to max with extra mass added on top from rooftop mechanicals.

- b. Maximum building area shall not exceed thirty-five percent (35%) of the lot area for new construction or expansion of existing buildings.

- c. The minimum amount of open space must be at least thirty-five percent (35%) of the lot area, inclusive of wetlands and uplands. At least seventy percent (70%) of that open space must be usable open space for passive or active recreation exclusive of wetlands and uplands.
- d. The following setbacks shall apply to all lot lines within a Senior Housing Residential Development.

| | RU | RT | RS | BI |
|--------------------------------|-----|-----|-----|-----|
| Cottage & Two-Family Dwellings | 15' | 25' | 30' | 35' |
| Townhouse Dwellings | 20' | 30' | 35' | 35' |
| Multifamily Dwellings | 25' | 35' | 40' | 40' |
| Assisted Living Facility | 50' | 50' | 50' | 50' |
| CCRC | 50' | 50' | 50' | 50' |

- i. Nothing in this section shall preclude the Planning Board from waiving setback requirements from lot lines or between buildings should it be determined that a reduced setback is necessary to achieving the purposes of this section and such a waiver shall not have a detrimental impact on the neighborhood.
 - ii. Senior Housing Residential Developments with lot lines abutting single family homes must maintain an additional 25' setback along those lot lines.
- e. The following off-street parking requirements shall apply to any Senior Housing Residential Development:
 - i. Cottage, Two-Family, and Townhouse Dwellings – 1.5 spaces per unit
 - ii. Multifamily Dwellings – 1 space per unit
 - iii. Assisted Living Facility – 1 space per two (2) beds
 - iv. CCRC – 1 space per two (2) beds within a skilled nursing facility, plus parking requirements as noted above.
 - v. Guest Parking – 1 space per three (3) units or three (3) beds, as applicable.

Comment [CS15]: Reduced from 2 to 1.5 per PB comment. PB requested 1 space per unit, seniors advocated for 2 spaces. 1.5 is the compromise number.

F. Additional Requirements

- a. All dwellings in a Senior Housing Residential Development must be subject to an age restriction described in a deed/deed rider, or restrictive covenant, and shall be reviewed by the Town Attorney and approved by the Planning Board. Evidence the deed restriction has been recorded at the Registry of Deeds must be submitted prior to the issuance of a Certificate of Occupancy for the Senior Housing Residential Development.
- b. No unit within a Senior Housing Residential Development may have more than two bedrooms. Floor plans featuring a first-floor master bedroom, age-appropriate or accessible bathroom facilities, and kitchen and dining facilities on the same floor as the zero-step entrance are preferred. Rooms designated as offices or bonus rooms on floor plans may not have closets or be easily convertible to bedrooms.
- c. Cottages, duplexes, and townhouses must be served by covered, indoor, or structured parking exclusive of guest parking spaces, which may be open to the elements.
- d. Entrance door widths must be at least thirty-six inches (36") wide and have a zero step entrance.
- e. Outdoor walkways, gardens, recreation areas, or other facilities must be designed for universal access.

Comment [CS16]: Note: bedroom is not a defined term in the zoning bylaw. If someone really wants to build 3 bedrooms, you'll see two bedroom + office/bonus room on the floor plans.

G. Development Standards

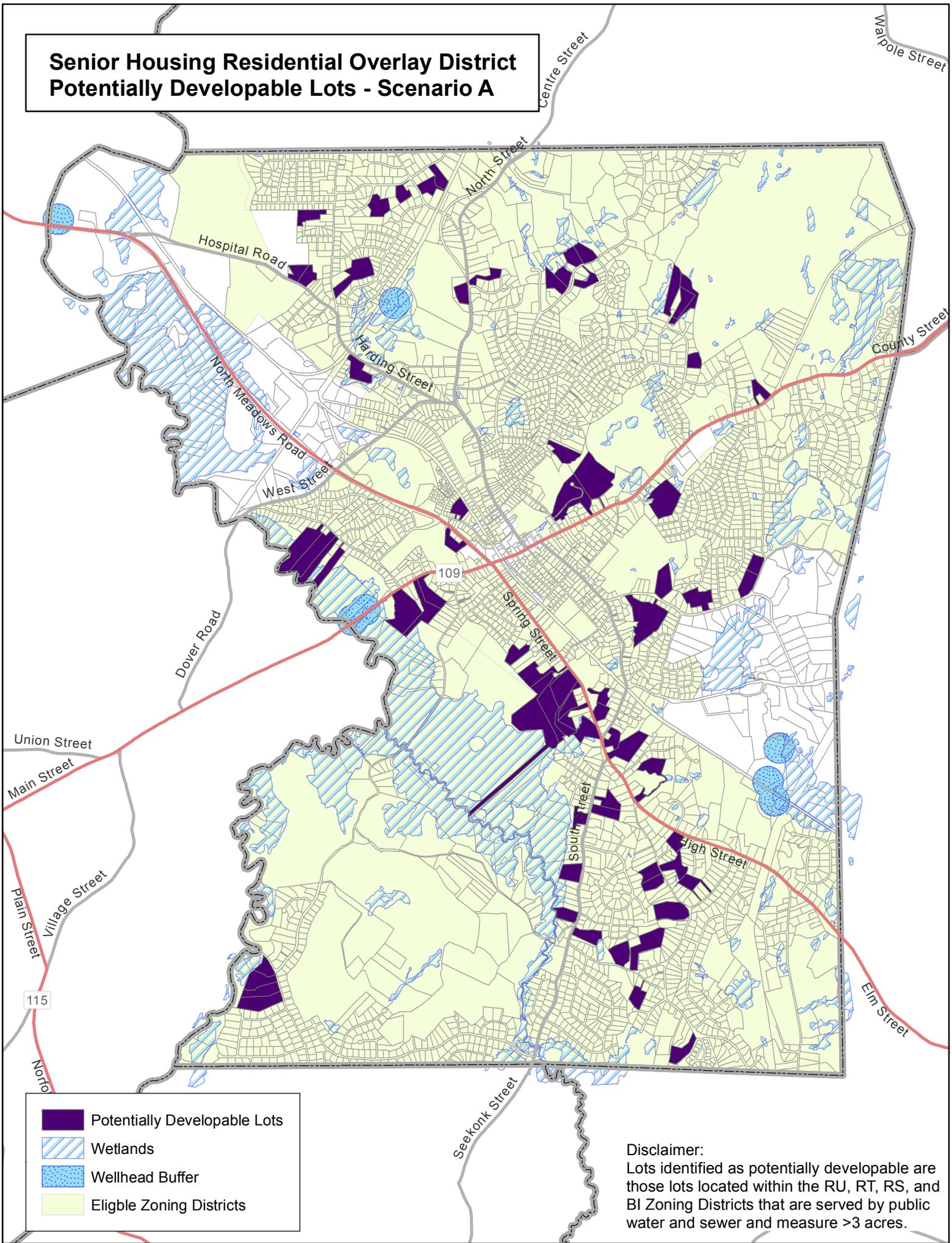
The Planning Board's review process shall evaluate a proposed Senior Housing Residential Development for conformance with the following minimum development standards in addition to those standards found under Sections 300-14.12 and 300-15.e-g of the Medfield Zoning Bylaw:

- a. Senior Housing Residential Developments shall be designed to further the Town's interest in providing diverse housing opportunities with attractive and usable outdoor common areas for households of all ages and abilities.
- b. New buildings within a Senior Housing Residential Development shall utilize low impact development and energy efficient design techniques.
- c. Structures located near the project property lines shall be designed and located in a manner that reflects consistency and compatibility with neighboring areas, and shall include appropriate use of building density, heights, and massing as well landscaped screening to minimize impacts on abutting properties.
- d. Structures shall be clustered to protect open spaces, natural, and environmentally sensitive areas.
- e. Building design shall avoid use of long, unbroken facades, and shall include use of balconies, offset walls, trellises and other design elements to provide visual interest.
- f. Building design, colors, and materials shall generally correspond to the natural setting of the project site, and shall be compatible with the surrounding architectural vernacular of the project area.

Comment [CS17]: Includes new multifam standards.

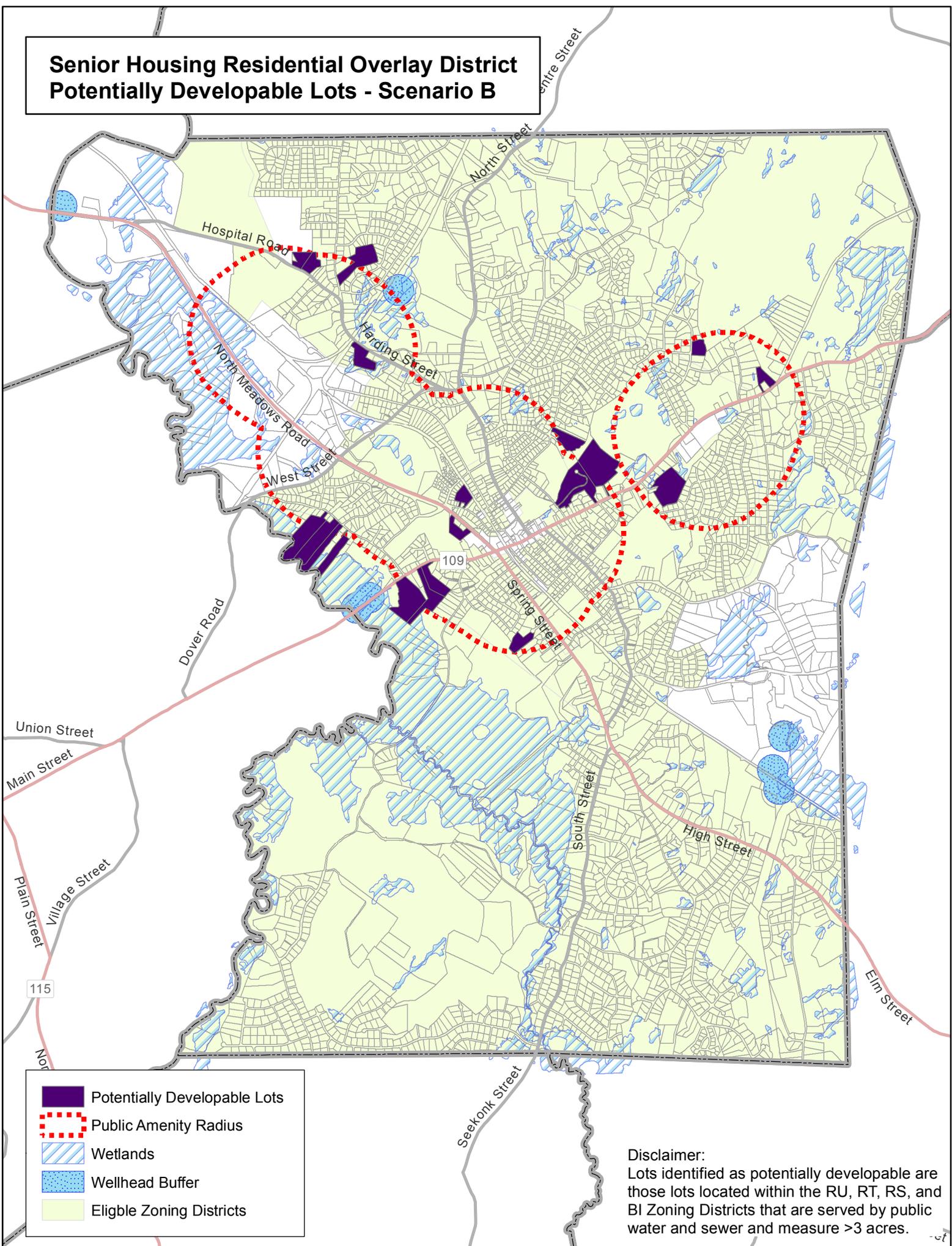
- H. **Conflict with Other Bylaws:** The provisions of this bylaw shall be considered supplemental of existing zoning bylaws. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw/ordinance, or provisions therein, shall apply.

Senior Housing Residential Overlay District Potentially Developable Lots - Scenario A



Disclaimer:
Lots identified as potentially developable are those lots located within the RU, RT, RS, and BI Zoning Districts that are served by public water and sewer and measure >3 acres.

Senior Housing Residential Overlay District Potentially Developable Lots - Scenario B



- Potentially Developable Lots
- Public Amenity Radius
- Wetlands
- Wellhead Buffer
- Eligible Zoning Districts

Disclaimer:
Lots identified as potentially developable are those lots located within the RU, RT, RS, and BI Zoning Districts that are served by public water and sewer and measure >3 acres.