



# **SENIOR HOUSING RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT BYLAW**

PLANNING BOARD ZONING HEARING

SEPTEMBER 10, 2018



# AGENDA



- 1. BYLAW HISTORY**
- 2. HINKLEY PROPERTY**
- 3. BYLAW OVERVIEW**
- 4. REVIEW PROCESS**

# BYLAW HISTORY

- **SENIOR HOUSING COMMITTEE STUDY**
- **SENIOR HOUSING SURVEYS**
- **HOUSING PRODUCTION PLANS**
- **MEDFIELD STATE HOSPITAL MASTER PLAN**
- **INCLUSIONARY ZONING BYLAW**
- **AFFORDABLE HOUSING TRUST**
- **HINKLEY SUBDIVISION**



# HINKLEY PROPERTY CONCEPT PLAN

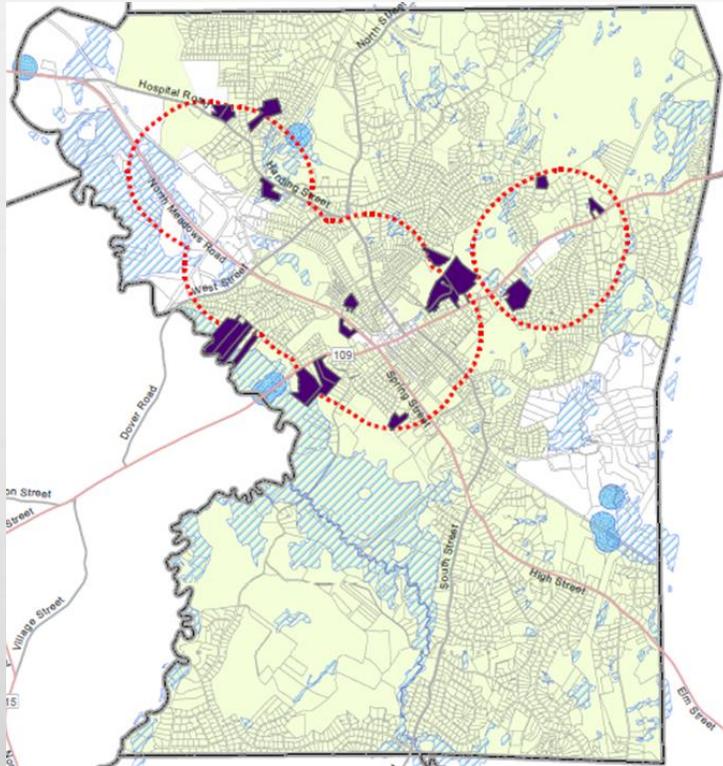


- **THE TOWN ACQUIRED THE HINKLEY PROPERTY FOR \$1.1M IN 2001**
- **CURRENTLY ZONED RT/IE**
- **ADJACENT TO THE SENIOR CENTER**
- **ROUGHLY 4 DEVELOPABLE ACRES**
- **SITE REQUIRES EXTENSION OF ICE HOUSE ROAD AND THE INSTALLATION OF SEWER AND PUBLIC WATER SERVICE MAINS (EST. \$1.8M COST)**

# **SENIOR HOUSING BYLAW GOAL**

**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.**

# WHERE DOES IT APPLY?



**LOTS LOCATED IN THE RU, RS, RT, BI, OR IE ZONING DISTRICTS THAT:**

- 1. ARE AT LEAST 3 ACRES IN SIZE; AND**
- 2. HAVE AT LEAST 150' OF FRONTAGE ON A PUBLIC STREET, OR HAVE AN ACCESS EASEMENT FROM A LOT IN MUNICIPAL USE; AND**
- 3. ARE SERVED BY PUBLIC SEWER AND WATER; AND**
- 4. ARE LOCATED WITHIN A 2,000' RADIUS OF A PUBLIC AMENITY.**

THIS INCLUDES THE HINKLEY LOT SHOULD INFRASTRUCTURE BE EXTENDED TO IT BUT NOT THE STATE HOSPITAL SITE, FOR WHICH SEPARATE ZONING WILL BE WRITTEN.

**NOTE:** MAP IS FOR REFERENCE ONLY. SOME LOTS IDENTIFIED IN PURPLE MAY NOT BE DEVELOPED.

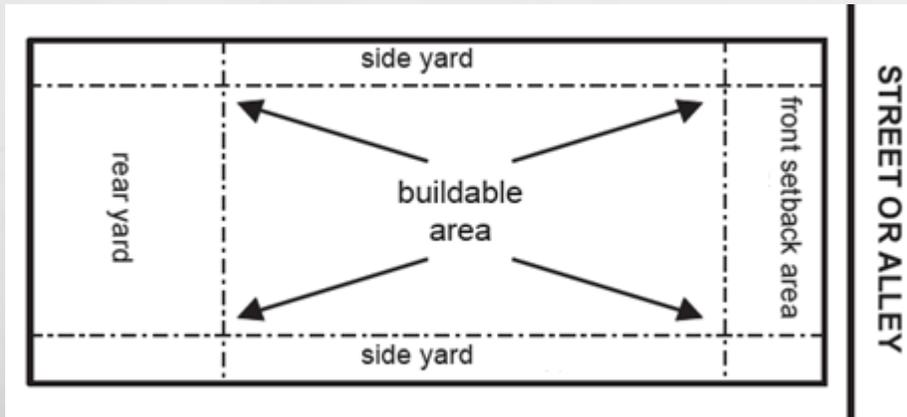
# WHAT COULD BE BUILT?

- **SINGLE FAMILY COTTAGE HOMES** - 1,600 S.F. MAX WITH ATTACHED PARKING
- **DUPLEXES** – SEPARATED BY WALLS OR FLOORS
- **TOWNHOUSES** - MAXIMUM 6 TOWNHOUSES IN A SINGLE ROW
- **APARTMENT BUILDINGS** - MAXIMUM 24 UNITS, 4 STORIES TALL



# HOW CLOSE CAN IT BE?

**NOTE: IF A SENIOR HOUSING RESIDENTIAL DEVELOPMENT IS LOCATED ADJACENT TO ANY SINGLE FAMILY HOMES, AN ADDITIONAL 25' MUST BE ADDED TO THE REQUIRED SETBACK TO REDUCE IMPACTS ON NEIGHBORING PROPERTIES.**



	RU	RT	RS	BI/E
Cottage & Two-Family Dwellings	15'	25'	30'	35'
Townhouse Dwellings	20'	30'	35'	35'
Multifamily Dwellings	25'	35'	40'	40'

**NOTE: TOWNHOUSE BUILDINGS MUST BE SEPARATED BY AT LEAST 15' AND MULTIFAMILY BUILDINGS MUST BE SEPARATED BY AT LEAST 30'.**

# DEVELOPMENT REVIEW PROCESS



## **ANY PROJECT PROPOSED UNDER THIS BYLAW:**

- 1. MUST MEET THE DIMENSIONAL AND DESIGN STANDARDS IN THE BYLAW.**  
THESE STANDARDS OFFSET IMPACTS ON ABUTTERS, REQUIRE ACCESSIBLE DESIGN AND ENERGY EFFICIENCY, AND MANDATE DEED RESTRICTIONS SO THE UNITS MAY ONLY BE OCCUPIED BY SENIOR/DISABLED HOUSEHOLDS.
- 2. MUST RECEIVE A SPECIAL PERMIT FROM THE PLANNING BOARD.**  
ALL PROJECTS PROPOSED UNDER THIS BYLAW WILL BE REVIEWED BY THE PLANNING BOARD FOR CONFORMANCE WITH THE MULTI-FAMILY SITE PLAN REVIEW STANDARDS (AS APPLICABLE) AS WELL AS THE STANDARDS WITHIN THIS BYLAW.

# **QUESTION AND COMMENTS**

**PLANNING BOARD ZONING HEARING**