

Where does the Bylaw Apply?

The bylaw does not apply to a specific area in Town or explicitly to the Hinkley Property. It is illegal to “spot zone” – this means we cannot write zoning that **only** applies to Hinkley site, but we can limit how useful it will be to other sites in Medfield. For this reason, the zoning works like this:

For a Senior Housing Development to be built under this bylaw, it must be located on a lot that is:

- Located in the RS, RT, BI, or IE Zones;
- Has 150' of frontage on a public way or lot in public use;
- With a minimum of 3 developable acres (exclusive of wetlands & uplands);
- Served by public water and sewer (to avoid development in rural and low-density areas); and
- Located within ¼ mile of a public amenity that serves seniors

Less than 15 lots out of 4,739 in Medfield currently meet these criteria. Most eligible lots are currently in industrial use and are unlikely to change at this time.

An eligible lot is not enough. The Bylaw also provides these additional controls:

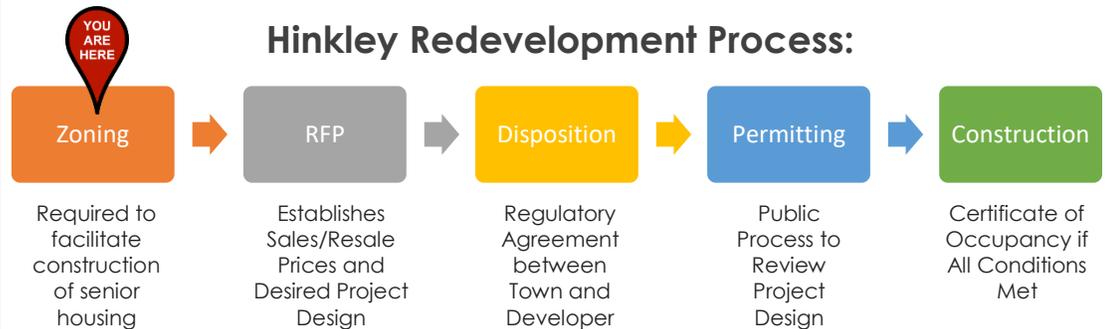
- A Special Permit is required from the Planning Board. In order to obtain a special permit, the project must:
 - Be of an appropriate density and scale for its surroundings. The Planning Board can explicitly deny projects that are not compatible.
 - Meet the Special Permit criteria for Site Plan and Multi-family (if applicable) that were recently adopted at Spring TM 2017.
- A Town Meeting vote is required for sewer extensions greater than 500' to serve new residential development. Medfield's sewer service areas are located along corridors that are largely “built-out” with little remaining developable land requiring efficient use of land and infrastructure.

Senior Housing Residential Development Overlay District

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.



Hinkley Redevelopment Process:



Numerical Standards:

Cottages & Duplexes: 1,600 s.f. max, zero step entrance, ground floor living area, attached parking.

Townhouses: 1,600 s.f. max units, no more than 6 units in a row, must include Affordable Housing.

Multi-family: Units no larger than 1,200 s.f. Buildings no more than 24 units, maximum of 4 stories, which the Planning Board can reduce.

All Units: No more than 2 bedrooms, deed restriction limiting sales to senior/disabled households, designed for handicap accessibility.

***Multi-family projects must also provide SHI eligible Affordable Housing.**

Maximum Density*:

Cottages/Duplexes	5-8 Units/Acre
Town-Houses	10 Units/Acre

Apartment Buildings	15 Units/Acre
---------------------	---------------

* Planning Board may require reduced density.

Dimensional Requirements:

More intense uses (i.e. multifamily or town-houses) require larger setbacks than less intense uses (single family). All projects abutting single-family lots require an additional setback to mitigate impacts. The Planning Board may require additional setbacks as needed.

Selected Communities with Zoning Provisions for Senior Housing:

Town	Bylaw Name	Town	Bylaw Name
Dover	Senior Housing required in all Multi-Family Projects	Westwood	Senior Residential District, Senior Res. Community
Walpole	Age Restricted Village	Norfolk	Age Restricted Development Provisions
Foxborough	Senior Housing Provisions	Millis	Senior Residential Community Development
Ashland	Senior Residential Community Zoning	Canton	Senior Housing Overlay District
Dedham	Senior Campus District	Wellesley	Independent Senior Housing
Franklin	Senior Village Overlay District	Needham	Elder Services Zoning District
Reading	Elderly Housing Provisions	Littleton	Senior Residential Development
Sudbury	Senior Incentive Zoning	Boxford	Senior Housing District
Medway	Adult Retirement Community PUD	Wrentham	Senior Living Community

Proposed Senior Housing Residential Development Overlay District Design Standards:

- 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.

Medfield Special Permit and Multi-Family Site Plan Standards:

- a) Overall design is consistent and compatible with the neighborhood. The dwellings are sited and oriented in a complementary relationship to: each other, the common open space, and the adjacent properties with respect to scale, mass, setback, proportions and materials.
- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking.
- c) There shall be no more than two parking spaces or garage bays per unit. Each parking space or driveway serving a multi-family dwelling shall be set back at least 10 feet from any side lot line and rear lot line.
- d) The access, egress, and internal circulation are designed to provide a pedestrian-friendly street network.
- e) Drainage, utilities and infrastructure are adequate or will be upgraded to accommodate development.
- f) The proposed use will not have any significant adverse effect upon properties in the neighborhood, including property values. The development of multiple dwellings does not detract from the livability, scale, character or economic value of existing residential neighborhoods.
- g) The project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensation.
- h) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- i) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
- j) Each dwelling unit has access to private yard, patio, or other private outdoor space.
- k) The Planning Board, in its discretion, may require additional screened buffer zone for the privacy of adjacent properties. Screening can include use of existing trees and plants, new vegetation, fencing, or a combination of these options.
- l) Adequate provisions for snow removal or on-site storage should also be demonstrated.

For more Zoning Info: [Special Permit Standards](#) and [Multi-Family Design Standards](#)