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Community Opportunities Group, Inc.

To: Town of Medfield Planning Board
From: Courtney Starling, AICP
CC: Sarah Raposa, AICP
Date: 9/27/18
Re: Proposed Senior Housing Residential Development Overlay District Bylaw

Comments: Attached please find the most recent draft of the Senior Housing Residential Development Overlay District bylaw. The purpose of this bylaw is to facilitate the development of affordable market rate senior housing at the Hinckley property, while also providing a mechanism for additional senior housing to be constructed in other locations in Medfield (i.e. the state hospital and smaller scattered sites near services and amenities).

Since the last time we met on September 10, 2018, we have held a day-time information session at the Council on Aging on September 26, 2018. Based on feedback from both meetings and discussions with Town Counsel, the following alterations have been made (highlighted in red within the text):

- Definitions for basements and public amenities have been added
- Size caps for multi-family and town houses have been added
- Clarified use authorization for single/two family homes.
- Reduced side yard setbacks for internal lots (in Hinkley's zoning district) to ensure that the concept plan for Hinkley is buildable

I will be bringing further analysis on the lot merger issue to the meeting so that we can discuss it and bring that to resolution. We have also had additional discussion regarding legal options for short term deed restrictions to limit resale values – which can be required using several different mechanisms outside of zoning.

Finally, it appears that the Board of Selectmen and Council on Aging are willing to sponsor the article and I am hoping the Planning Board will join.

I look forward to seeing all of you on Monday.

§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. **Basement:** the portion of a building that is partly or completely below grade. A minimum of 70% of the basement walls, on average, must be below grade to be considered a basement.
- b. **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 that do not contain a basement, that are designed to accommodate aging or disabled households. Dwellings should feature zero-step entrances, doorways at least 36" wide, and covered parking.
- c. **Multifamily Dwelling:** a dwelling containing at least three (3) and no more than twenty-four (24) units within an individual building. Dwelling units within a multi-family building may be no larger than one-thousand two-hundred (1,200) square feet of net floor area. 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.
- d. **Public Amenity:** a commercial, civic, or non-profit entity, such as the Medfield Senior Center, Town Hall, Public Library, Veteran's Services, private medical offices, grocery stores, and pharmacies, that provides goods and services necessary and convenient to seniors and/or disabled residents.
- e. **Senior Housing Residential Development:** a development created under this section of the bylaw containing cottages, two-family, townhouse, or multifamily dwellings; and that utilizes universal design principles and provides for visitability.
- f. **Two-family Dwelling:** a dwelling designed to accommodate two residential units, 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 without basements, separated by either walls or floors.
- g. **Townhouse Dwelling:** a building designed to accommodate up to six (6) residential dwelling units, in a side-by-side configuration, containing up to two-thousand four hundred (2,400) square feet of net floor area for units with basements, or one-thousand six hundred (1,600) square feet for units without basements, per building. 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, walkers, or some other mobility device.

B. **Applicability**

1. In the RT, RS, BI, and IE zoning districts, the provisions of this section may be applied to the following uses:
 - a. Any project involving the creation of six (6) or more lots for the purpose of a Senior Housing Residential Development for uses identified under Section 300 Attachment 1, Table of Use Regulations, Uses 1.1 (single family dwelling) and 1.2.a-c (two-family dwelling); or
 - b. Any project requiring a special permit under Section 300 Attachment 1 Use 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
 - c. 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, BI, and IE 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.
 - b. 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.
 - c. 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.
 - d. 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 only 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. 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.

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*

* For the purposes of this section, elevator 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.

- 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.

	RT	RS	BI/IE
Cottage & Two-Family Front & Rear Yard	20'	30'	15'
Cottage & Two-Family Side Yard	10'	10'	7.5'
Townhouse Dwellings Front, Side, & Rear Yard	20'	35'	15'
Multifamily Dwellings Front, Side, & Rear Yard	30'	35'	20'

- 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. Guest Parking – 1 space per three (3) units or three (3) beds, as applicable.

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.

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.

- 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.