Members Present: Pamela Armstrong, Emily Antul, Nancy Araway, Virginia Crocker Timmins, Nance Gillies, Donald Van Dyne, Mike Walsh
Members Absent: None

Pam Armstrong called the meeting to Order at 7:02pm.

OVERLAY:
The Committee reviewed draft language for a Senior Housing Overlay District (SHOD) on the north side of Route 40. Discussion included structure related parameters as well as amenities that would enhance, complement and be applicable to senior living facilities and the surrounding area.

Nancy Araway will incorporate changes to be reviewed at the next meeting. We will also invite input from Evan Belansky on the document draft.

UNDERLYING ZONING:
The Committee discussed the trades between having the underlying zoning be RM or IA.

Nancy Araway motioned to recommend converting the north side to IA contingent on legal input regarding any implications to the Newport Materials asphalt plant concessions that were made in recognition of the residential neighborhoods in the region. Nance Gillies seconded. All were in favor.

PUBLIC INPUT SESSION

Richard Stander, 153 Turnpike Road: Stated that if the landscape of this area of Route 40 was going to change significantly with significant increases in traffic, then he would like the town to work with the state to consider a full clover leaf interchange off of Route 3. This approach would eliminate the need for traffic light like we have at the Route 110 and Route 129 interchanges. Clarification was provided that the Committee’s recommendations are such that we do not expect significant traffic increase. There was also clarifying discussion about this geographic region not being compatible with the requirements for clover leaf interchanges.

Tammy Arena, 3 Burton Lane: Requested confirmation that the recommended changes in development would not preclude any Route 40 residents from staying in their homes.

Jeff Gillies, 248 Groton Road: Asked whether it would be possible for Newport Materials to construct an additional roadway in if the underlying zoning was IA. Planning Board experts stated that our by-laws would not allow this. Asphalt operations are not permitted in IA zoning and access roads may be built only for what is permitted in the zone.

Scott Rummel, 24 Lovett Lane: Asked about by-rite developments under IA, benefits of extending IA to the street level and what could be rebuilt on an existing footprint. The Committee referenced previous deliberations about residents being able to continue living there, benefit to businesses for roadside signage and landscaping, and resident property values likely increasing.

Wenlan Lu, NorthStar Realty: Asked if the Committee would consider recommending the Senior Housing overlay on the south side with no retail amenities. The Committee explained the rationale during past deliberations including the unique aspect of the electrical company easement and insufficient buffers.

Mike Walsh asked a north side Groton Road resident for input on the Committee’s direction. The resident is not sure yet if in favor of the recommendations and expressed concern about being sure we are not enabling further asphalt plant issues.
There was some discussion about the Master Plan, which acknowledged zoning conflicts only on the north side.

MEETING ADJOURNMENT: The meeting was adjourned at 9:22pm.

NEXT MEETING: February 5, 2019 at 7:00pm.

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<th>Date</th>
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<tr>
<td>1/22/19</td>
<td>E. Antul</td>
<td>Request inputs from Attorney Haverty on whether zoning the North Side all IA affects Westford Asphalt plant concessions made in consideration of residential areas.</td>
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<tr>
<td>1/22/19</td>
<td>N. Araway</td>
<td>Draft strawman zoning language options for further discussion</td>
<td>Closed 1/29/2019.0Sa</td>
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Town Meeting Article x – Revise Zoning of Area along Rt. 40

To revise the zoning of properties directly abutting and north of Rt. 40 and west of Rt. 3, from RC to IA, to include properties identified by Book and Lot as 10-22-1, 16-22-1, 16-22-2, 17-22-1, 17-22-2, 17-22-3, 17-22-4, 17-22-5, 17-22-6, 17-84-1, 17-84-2, 17-84-3, 18-84-4, 17-84-5, 17-84-6; and apply a new Senior Housing Overlay District to the entire Industrial District thereby created, as follows

Article XXII – Senior Housing Overlay District

§ 195-148 Establishment of overlay district

The Senior Housing Overlay District (SHOD) is intended to achieve the following strategic goals and objectives:

A. Addresses changing Town and regional market conditions, specifically the need to provide housing opportunities to the growing population of senior citizens that provides readily available personal services and graduated domestic and healthcare support services;

B. Promotes orderly, effective and quality development and redevelopment;

C. Provides housing opportunities that will be compatible and complementary with the surrounding area;

D. Preserves and enhances the aesthetic qualities and characteristics of the area, such as architectural style, streetscape character, open space, connectivity, and overall setting in a manner that protects and enhances the value of real property; and

F. Does not disturb residential neighborhoods or detract from the appearance of the Town and results in the maintenance of a balance and workable relationship between the existing area and use, new utilization and adjacent residential neighborhoods.

§ 195-144 Establishment of overlay district

The location and boundaries of this overlay district are hereby established and made part of this bylaw as shown on the Senior Housing Overlay District Map, dated mm/dd/yyyy.[1]

[1] Editor's Note: Said map is on file in the Town offices.

§ 195-145 Use regulations.

A. The existing use Regulation Schedule (Chapter 195, Attachment 1) shall be applicable within the underlying zoning districts.

B. Within the overlay the following uses are permitted by right:

(1)
Attached and detached Multi-family dwellings, and Facilitated and independent senior living facilities (Article XVII), and (nonexempt) adult day care.

(2) Nursing/convalescent or rehabilitation home (excepting drug rehabilitation facilities).

(3) Health club and Personal Care services, such as but not restricted to barber, salon, laundry/dry cleaner.

(4) Cafeterias and Restaurants (drive-throughs are not permitted)

(5) Pharmacy, Bank or financial agency; (drive-throughs are permitted, excluding single-tenant freestanding).

(6) Parking garages / structures: accessory use / structure only.

C. The following uses are permitted by special permit:

(1) Retail store and services under 1500 sq. ft.

(2) Casual dining restaurants with drive-through pick-up windows (drive up order panels/windows are not permitted).

(3) Building that exceed the height of the underlying zoning district, as provided for in ss195-1??

Special Provisions

(4) Multifamily housing density in excess of 20 units per acre.

§ 195-146 Special provisions.

A. Building height. For lots in the Rt. 40 Industrial area, buildings that are set back from Rt. 40 by more than ? ft. may be up to ? stories tall.

B. Parking garages / structures shall not be counted towards the floor area ratio.

§ 195-147 Applicability of SHOD to overlay district.

A. All provisions in Article XXI shall have precedence over other sections of the Zoning Bylaw.