Pam Armstrong called the meeting to Order at 7:01pm.

MINUTES: Mike Walsh motioned to approve the January 29, 2019 minutes. Nancy Araway seconded. All others present were in favor. Emily Antul arrived late to the meeting and did not participate in the vote to approve the minutes.

AGE IN PLACE VILLAGE / CONTINUING CARE COMMUNITY OVERLAY:
The Committee reviewed the next revision of the draft language for a Continuing Care Community Overlay District on the north side of Route 40. Evan Belansky attended the meeting to facilitate review and understanding of his comments to the draft.

Discussion points included

- Making the purpose and intent stronger for the vision of an integrated, self-contained Age in Place Village or a Continuing Care Community with complementary amenities and services.
- How to assure that the language accommodates non-seniors (e.g. brain trauma victims) who might need a continuing care community. Facilitated and independent living as defined in our by-laws is for senior living only. Our by-laws do not define “senior”.
- Town Counsel review for guidance on federal Fair Housing Act and use of age restricted language.
- Open space considerations.
- Review of lots listed in the overlay, subdivision road implications where the overlay is applied to an RC zoned lot, and assuring we have all lots intended to be included identified.
- Developer(s) considerations.
  - The vision is sound. The vision is a master planned development, but different developers could participate at different times. A segmented market strategy does not guarantee that the end result will be integrated.
  - Whether a developer would build multi-story mixed-use buildings because the zoning allows them.
  - Balancing dimensional flexibilities with things like height and set-back requirements.
  - One could consider duplexes in the south side RC zone aligned with the continuing care strategy

PUBLIC INPUT SESSION

Jeff Gilles, 248 Groton Road: Suggested one consideration might be to stop the overlay at Doris Drive

Kim Bennett, 25 Lovett Lane: Consider involving subject matter experts in senior housing.

Tammy Arena, 3 Burton Lane: The underlying zoning plus the overlay incorporates some of the CIEOD bonuses but not all of them. Usage is not the main concern. The fundamental issue is about density and set-backs. Residents do not want anything as big on the south side as we are considering on the north side.
Wenlan Lu, NorthStar Realty: Asked why the Committee is not recommending an overlay on the south side. The Committee reviewed the previous rationale discussed in meetings up to and including the January 22nd vote to leave the south side as RC to ensure a transition buffer between the abutting RB lots and the higher density utilization on the north side. Ms. Lu stated that if the south side is left as RC, she will plan duplexes with building placements all the way back to the National Grid easement. She has calculated that 19 duplexes could be built on the south side. If senior housing is allowed on the south side, she would consider a 2-3 story development with a buffer zone before the easement.

MEETING ADJOURNMENT: The meeting was adjourned at 9:42pm.

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

<table>
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<th>Route 40 Study Committee Action Items</th>
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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 Limited 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

E. 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, the new utilization and adjacent residential neighborhoods.

§ 195-144-149 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.

§ 195-145-150 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)
Attended and detached Multi-family dwellings limited to Senior occupancy, up to a density of 20 units per acre, and facilitated and independent senior living facilities (i.e., Article XVII), and (nonexempt) Adult Day Care facilities.

(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, financial services agency, and pharmaceutical supplies (single tenant free-standing are not permitted).

(4) Cafeterias and Restaurants no larger than 3000 sq. ft. (single tenant free-standing and drive-throughs are not permitted)

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

(6) Medical Offices, Clinics and Centers

(7) Parking garages / structures as accessory use / structure only.

C. The following uses are permitted by special permit:

(1) Retail stores and services not focused on support of the Senior population, under 1500 sq. ft., excepting free-standing units

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

Reduction of residential unit size in multifamily housing dwellings below the limits established in ss 195-113 Residential Uses.

(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, subject to ss 195-63 Density Bonus for affordable housing, excepting that in the SHOD, one unit for each 5 units set aside may be permitted.

(5) Maximum building coverage and floor area ratio may be increased by up to 50% above that required by the underlying Zoning District, provided that a minimum of 20% of the area of the property is maintained as landscaped green area.

§ 195-146-151 Special provisions.

A. Building height. For lots in the Rt. 40 Industrial area, buildings that are set back from Rt. 40 by more than 2,600 ft-feet may be up to 2-5 stories tall and 60 feet high.

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

C. New construction shall be a minimum of 2 actively used stories high.

D. The dimensional standards of the underlying zoning district shall apply.

§ 195-147-152 Applicability of SHOD to overlay district.

A. All provisions in Article XXII shall have precedence over other sections of the Zoning Bylaw.
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 Limited Industrial District thereby created, as follows:

Article XXII – Senior Housing Overlay District

§ 195-148 Establishment of overlay district

When drafting the initial proposal, Town Counsel indicated that a zoning overlay could NOT restrict housing opportunities to ONLY senior / age restricted housing. This is why the initial proposal provided for both age restricted and non age restricted housing.

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; Industrial compatible with senior housing?

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

E. 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, the new utilization and adjacent residential neighborhoods.

Creating overlay where one side on roadway can / may be commercial on the north side and leaving the south side as 1 and/ or 2 family will likely result on land use conflicts and permitting challenges.

§ 195-144-149 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.
§ 195-145-150 Use regulations.

A.
The existing use Regulation Schedule (Chapter 195, Attachment 1) shall be applicable within the underlying zoning districts. Existing IA limited Industrial zoning will remain in place AND any permitting / development will also be tied to the CEIOD.

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

(1) Attached and detached Multi-family dwellings limited to Senior occupancy, up to a density of 20 units per acre; and Facilitated and independent senior living facilities (iaw Article XVII), and (nonexempt) Adult Day Care facilities.

Is multi-family senior housing and Facilitated and independent senior living facilities two separate / different things?

Up to 20 units by-right only related to senior housing and not Facilitated and independent senior living facilities?

However based upon underlying dimensional standards.

(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, financial services agency, and pharmaceutical supplies (single tenant free-standing are not permitted).

This use does not appear in the zoning bylaw….and is not defined beyond examples given. These types of uses are currently designated as “retail store and services”

(4) Cafeterias and Restaurants no larger than 3000 sq. ft. (single tenant free-standing and drive-throughs are not permitted)

What about fast food restaurants?

Why restrict free-standing structures?

(5) Pharmacy and Banks or financial agency; (drive-throughs are permitted, excluding single-tenant freestanding).
Why restrict free-standing structures?

(6) Medical Offices, Clinics and Centers

Medical offices and centers are already permitted by right in the IA zoning district. Medical clinic currently requires a special permit. This use as defined is related to methadone clinics.

(7) Parking garages / structures as an accessory use / structure only.

C. The following uses are permitted by special permit:

(1) Retail stores and services not focused on support of the Senior population, under 1500 sq. ft., excepting free-standing units

“Not focused on senior population” is not defined and seems a bit wide open to interpretations….what would be an example that is not a pharmacy, medical uses and personal care service?

(2) Casual dining restaurants with drive through pick up windows (drive up order panels/windows are not permitted). Reduction of residential unit size in multifamily housing dwellings below the limits established in ss 195-113 Residential Uses.

(3) Building that exceed the height of the underlying zoning district, as provided for in ss195-1?? Why are “uses” and “building height” being combined…what is the relationship? Underlying height is 45 ft. Likely not relevant.

Special Provisions

(4) Multifamily housing (is this different than Facilitated and independent senior living facilities) density in excess of 20 units per acre, subject to ss 195-63 Density Bonus for affordable housing, excepting that in the SHOD, one unit for each 5 units set aside may be permitted.

If different…consider applying multi-family senior housing to Inclusionary Housing Bylaw. If not applied to inclusionary housing bylaw then any approved housing projects will not keep pace with 40B 10% requirements.

(5) Maximum building coverage and floor area ratio may be increased by up to 50% above that required by the underlying Zoning District, provided that a minimum of 20% of the area of the property is maintained as landscaped green area.
Why not similar flexibility for other dimensional requirements?

§ 195-146-151 Special provisions.

A. Building height. For lots in the Rt. 40 Industrial area, buildings that are set back from Rt. 40 by more than 600 feet may be up to 5 stories tall and 60 feet high.

Why? 600 ft as measured from the roadway is located extremely far back.

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

C. New construction shall be a minimum of 2 actively used stories high.

Why? This provision does not exist anywhere else in the zoning bylaw. May result in making most development uneconomic or unrealistic. 2 story structures seems like an odd fit for a “senior” friendly living environment.

D. The dimensional standards of the underlying zoning district shall apply.

Underlying is IA…what about if uses permitted via the overlay?

Side yards setbacks are increased to 100 ft where abutting residential….will require variance from zba

The overlay does not appear to be tied to the CEIOD….rigid for redevelopment.

§ 195-147-152 Applicability of SHOD to overlay district.

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

Summary

1. Not including the south side seems to be in conflict with the goals and objectives

2. A combination of IA underlying and then a senior housing overlay seem to be inviting additional land use conflicts.

3. The north side will have significant challenges related to any re-use / redevelopment based upon existing conditions. Proposed bylaw does not appear to adequately acknowledge and strategically address these challenges.

4. Commercial / retail opportunities appear to be limited in scope and scale.

5. Leaving and expanding the IA limited industrial District will likely result in continued / expanded industrial uses. This will be complemented via the CEIOD. Smaller (1 acre) industrial uses will likely be indoor / outdoor contactor yards.

6. Vision and zoning strategy appears to be creating an “age in place senior housing village”…..while a worthwhile and needed vision….not certain that the North side (directly
adjacent to asphalt plant, existing industrial uses) is a viable / desired outcome.
Implementation of vision will be long term, may not be market driven or have market demand. Vision and zoning strategy do not appear to embrace strengths of the location and current market demand.