

Issues related to the draft McLean Zone 3 Overlay District:
(as of January 29, 2020)

Page numbers correspond to the January 29, 2020, clean version of the draft By-Law

Issues identified prior to commencement of public hearing

1. Create zoning overlay map – P.1
 - *Done*
2. Should the underlying zoning disappear when a Certificate of Occupancy is issued for the new development? – P.1-2
 - *Ask Town Counsel if this is possible.*
3. For Subdistrict A – mix of one, two, and three bedroom units – P.2
 - *Need breakdown from applicant*
4. What about letting the age-restricted townhouse occupants use the pool (or other amenities in Subdistrict B) for a fee? – P.3
5. Need large scale map to understand performance and design standards - P.3-5
6. No fence or walls higher than ten (10) feet (or such greater height as approved by the Planning Board in connection with Design and Site Plan Review – P.4
7. Height language shall be defined as contained in McLean District By-Law – P. 4
 - *Language was added in January 29 version*
8. Open Space, Lot coverage, impervious surface coverage – should these be set? – P.4
9. Screening along the southern boundary of Subdistrict A and western boundary of Subdistrict B - P.4
10. 10' wide landscaper buffer between Olmsted Drive and the townhouses located in Zone 2 of the McLean District – P.5
11. Bicycle Parking – P. 6
12. Energy Efficiency Standards — P.7
 - *Need text*
13. Interior Layout for the Age-Restricted Housing – should this be for both subdistricts? Should this be in the By-Law? - P.7
14. How much of the affordability text is necessary – P.9-12
15. Mix of Housing Types – P. 10
 - *Make sure that affordable units are spread amongst the various size units*
16. Confirm that roads and trash pick-up are privately maintained - P.12
 - *Contained within existing DSPR Objectives of McLean District – text added in the January 29 Version*
17. Site grading plan with contour lines – P.13
 - *Should these be 3'-0" or 5'-0"?*
18. Side Model at X scale – P. 13
 - *What scale is the model?*
19. Do affordable age-restricted townhouse units have to allow children
 - *Check with DHCD*

Issues identified at January 21, 2020 public hearing

1. Do units have to be owner occupied – P.2
2. Should occupant be owner occupied – P.2 and 16
3. Allow for nursing aids to live in age-restricted units – P.2
 - *Already contained in By-Law*
4. Prohibit airBNB – P.2
5. Satellite Antennae and cell towers – should they be prohibited? - P.2
 - *§6.8 already covers and requires a Special Permit – but is this enough?*
6. Prohibit cell towers – P.2
 - *§6.8 already covers and requires a Special Permit – but is this enough?*
7. Make sure cell service is available – P.2
8. What about future development of the area – P.2
9. Please consider age-restricted apartments – P.3
10. Do finished basements allow for bedrooms – P.5
11. How to finished basements count toward overall area of unit – P.5
12. Allow/prohibit full bathrooms in basement – P.5
13. Seniors should not be exempted from bikes – they can have motorized bicycles – P.6
14. Require electric charging stations – P.7
15. Consider net zero energy – P.7
16. Make sure that solar arrays can be accommodated on roofs – P.7
17. All electric – what about use of fossil fuels – P.7
18. More specifics for pedestrian and bicycle access – P.7
19. Clarify affordability requirements – table of 3 options for affordability – P.9
20. Affordable units should be affordable in perpetuity - P.10
21. Confirm roads are private and maintained by developer and trash removal is private as well – P.12
 - *DSPR Objectives from existing McLean By-Law were added to draft*
22. Include DSPR guidelines from existing McLean By-Law – P.12
 - *DSPR Objectives from existing McLean By-Law were added to draft*
23. Protections for natural undeveloped areas – P.12
 - *DSPR Objectives from existing McLean By-Law were added to draft*
24. Shuttle bus – P.12
 - *Discussions with Select Board*
25. Height demonstration for apartment building – P.14
 - *DSPR Objectives from existing McLean By-Law were added to draft*
26. Preference for local residents to get market rate units – P.16
27. Preference for local residents to get affordable rate units – P.16
28. Include affordability deed requirements as well as age-restricted deed requirements – P.16

Issues Raised after Public hearing

1. Heavy screening to block headlights and traffic from the existing Town House units along Upham Bowl, and from the units in the Upham House. It is not clear from the text that “large trees” and density of screening in these areas will be addressed in the text of the bylaw. I would encourage the Planning Board to include such text and clarify the need for such screening with respect to these quite modest areas.- P.5
 - *Text is included in By-Law, but does it go far enough?*
2. How all of the units in a rental apartment complex can be counted toward SHI when only a fraction are qualified as affordable.- P.9
3. Affordable units – fixed or floating – P.9