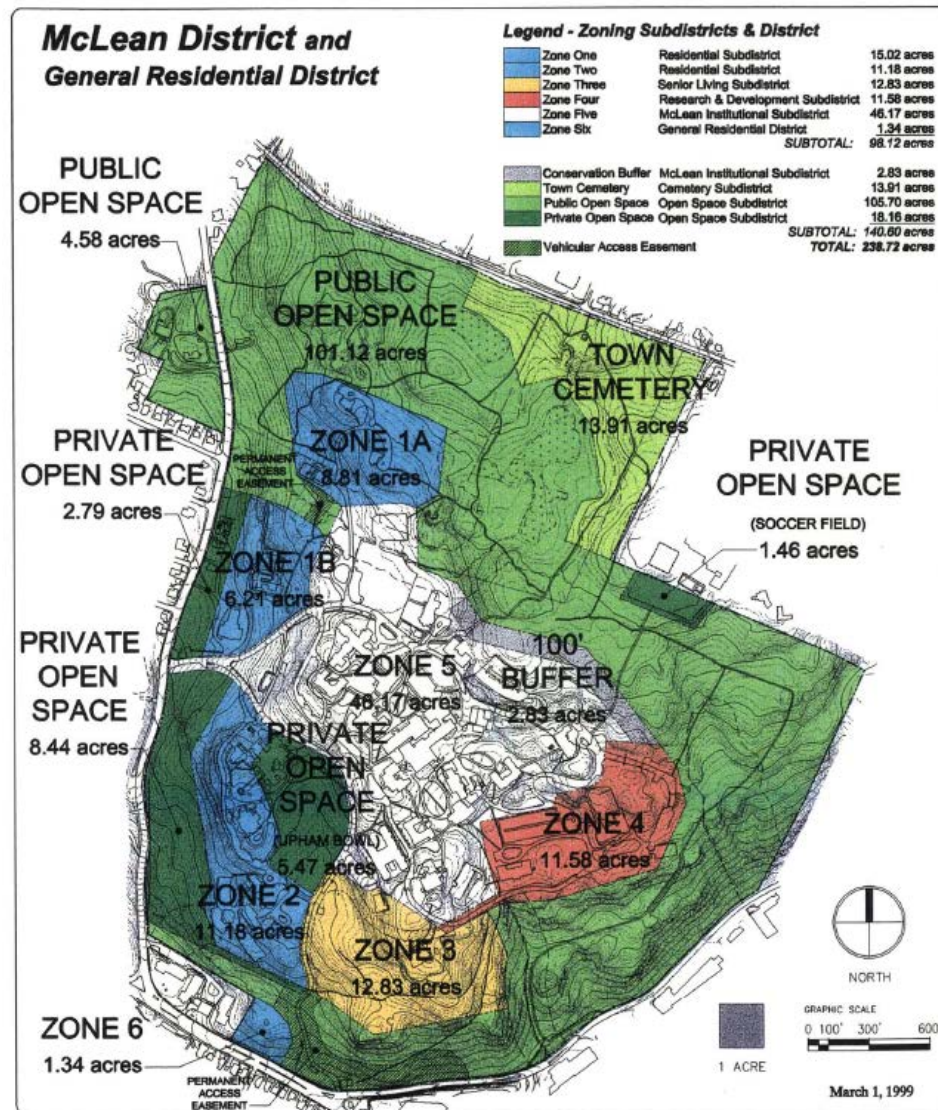


PLANNING BOARD MEETING

TUESDAY

February 4, 2020

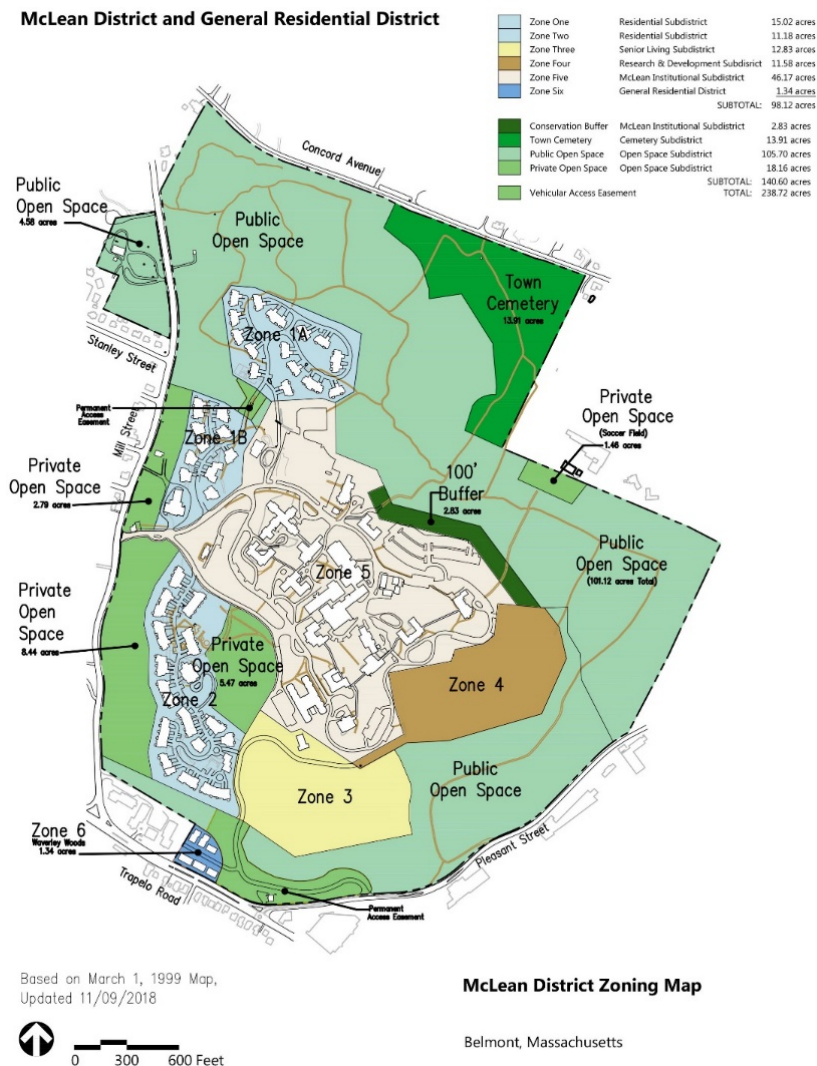
2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment



2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

To Be developed:

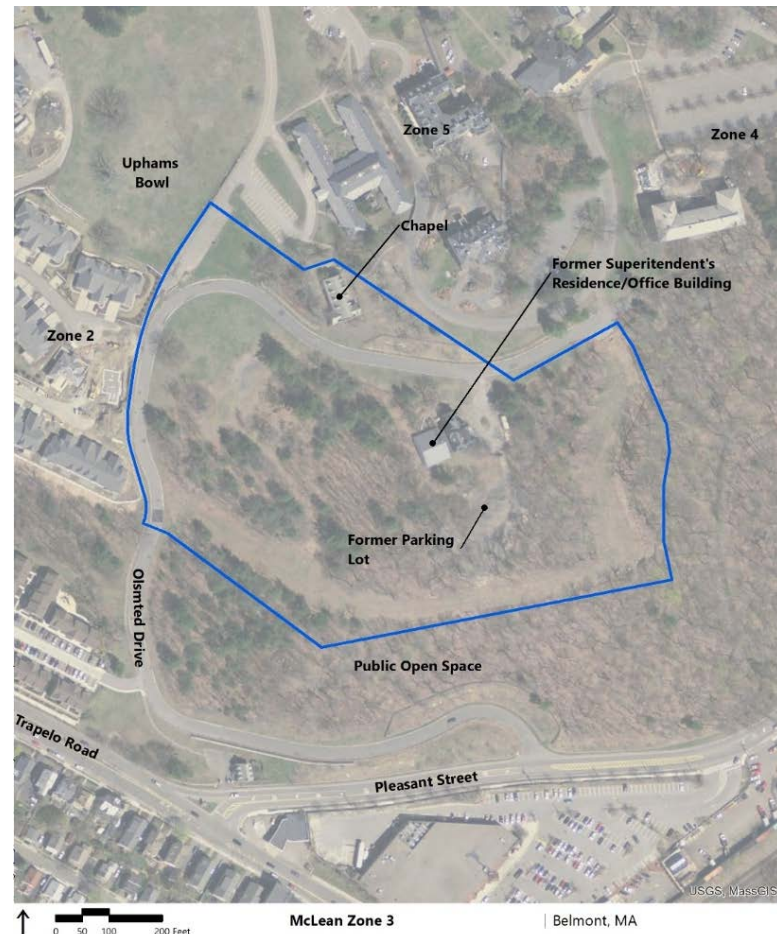
- **Zone 3 – 482 units of Continuing Care Retirement Community**
- **Zone 4 – 150,000 square feet research and development**



2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

The Property – Zone 3 - Senior Living Subdistrict

- 12.83 +/- acre parcel
- Two existing buildings – Chapel and Office Building
- Bordered by:
 - Zone 2 Woodlands
 - McLean Hospital Subdistrict
 - Upham Bowl
 - Public Open Space
 - Waverly Woods - Affordable Housing
 - Zone 4 (R&D) Sub District
- Accessed via Olmsted Drive (private existing drive) accessed off signalized Pleasant Street intersection
- All site infrastructure in-place - sewer, water, gas, drainage and electric
- Semi-wooded/partially cleared site
- Topography rises from N>S and E>W



January 15, 2019

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Freedom Commons At Belmont Hill
Belmont, Massachusetts

Landscape Plan Exhibit



 VHB Vanasse Hangen Brustlin, Inc.

0 40 80 Feet

BROOKDALE/ARC

Approval granted Dec 2001

- Seven Buildings, 6 story, 600,000 sf CCRC Complex
- 482 units
 - Mix of Independent, Assisted Living, Memory Care and Nursing Units
 - 450 Parking spaces
 - 67' Building height
- Access via Olmsted Drive
- 30 Affordable Units (6.25%)
 - 120% AMI

Was not built:

Numerous reasons

- CCRC demand collapsed
- Developer went bankrupt
- Not enough demand

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Proposed Site Plan Spring 2019 –



- 104 Senior Directed Independent Living Residential Community
 - 34 2-3 bedroom townhouse units
 - 70 1-2 bedroom units
- Building Height:
 - Townhouses 2.5 stories or 36'
 - Flats – 4 stories above garage
- Parking – **approx. ½ ARC** plan
 - 2/townhouse
 - 1.5/flat
 - + Guest/service spaces
- \$1.4mm annual tax revenue/\$25mm in bonding capacity
- 9 affordable units – 9% @ 120%

Was not built:

Numerous reasons

- Zoning By-Law was rushed
- Plan didn't provide enough benefits to Town

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment



CONCEPT PLAN

11/11/19

- 40 TOWNHOUSES
 - 104 APARTMENTS
- with
- 52 SURFACE SPACES
 - 88 GARAGE SPACES
 - COMMUNITY BLDG AND POOL

FLATS BLDG AREA =
3.2 ACRES +/-
(138,000sqft)

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Sub-District A

- 40 Town Houses
- For sale
- 2 garage parking spaces/unit
- 15% affordable (6 units)
- Age restricted
- DSPR

Sub-District B

- 104 Apartments
- Rental
- 1.4 parking spaces/unit
- 25% affordable (26 units)
- Non-age restricted
- DSPR

TOTAL

- 144 Units
- Mix of Ownership
- 140 parking spaces (surface & garage)
- 32 affordable units (80% AMI)
- Age and Non-age
- DSPR

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Affordability -

- 10% State requirement
- Subsidized Housing Inventory (SHI) – 6.53%
- Need 3.47% to attain 10% - need 351 Units
- Cushing Village -12 units - 6.65%
- McLean Zone 3 - 7.74%
 - 104 apartments (all count toward SHI)
 - 6 Townhouses
- Affordable at 80% of Area Median Income (AMI)
 - In 2019 - \$78,800 for family of 4 in Boston area

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

- Stand alone Zoning By-law
- Overlay District – existing zoning stays in play

Outline of Draft Overlay Zoning By-Law

1. Purpose – Why this By-Law exists
2. Boundaries – Defines the area that is covered by the By-Law
3. Applicability and Authority – Establishes Overlay District, Planning Board as Permit Granting Authority, DSPR
4. Use Regulations: What is allowed in Sub-Districts A and B
5. Performance and Design Standards: Dimensional and Parking Regulations; Scale, Materials, Interior Layout, Landscaping
6. Affordability Requirements: % required, monthly housing payment, Affordable Housing Restriction, Administration
7. Submittal Requirements
8. Procedures

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

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

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Issues identified prior to commencement of public hearing

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

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

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

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Issues identified at January 21, 2020 public hearing

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 and age-restricted deed requirements – P.16

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

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?*
1. 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
2. Affordable units – fixed or floating – P.9

2. Continued Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Tuesday, February 4	Planning Board continues public hearing
Tuesday, February 18	Planning Board continues public hearing
Tuesday, March 3	Planning Board continues public hearing
Tuesday, March 17	Planning Board continues public hearing – FINALIZES AMENDMENT
Monday, March 23 – Tuesday, March 24	Select Board opens and closes Warrant for Town Meeting
Wednesday, March 25	Staff submits draft Article to Town Administrator's Office for circulation to Town Counsel, Department Heads, etc.
Wednesday, April 1	Staff submits final text for amendment to Town Administrator's office
Monday, April 6	Select Board votes on the final Warrant for the Special Town Meeting
Tuesday, April 7	Planning Board prepares for Town Meeting
Thursday, April 9	Staff submits Planning Board report to Town Clerk within 21 days of the close of the public hearing
Thursday, April 9	Town Clerk mails Special Town Meeting materials
Tuesday, April 21	Planning Board prepares for Town Meeting
Friday, April 24	Staff submits PowerPoint slides to Town Administrator's office
TBD	League of Women Voters holds Warrant Briefing (tentative)
Wednesday, April 29	Town Meeting Members submit amendments to Warrant articles, if necessary
Monday, May 4 1st Night of Town Meeting	Town Meeting Votes on Zoning Amendment