

# MBTA Zoning Public Forum





# The MBTA Task Force Guiding Principles

- Minimize potential changes to Town's historic character and current zoning
- Preserve the Town's businesses and restaurants
- Maintain small scale and a variety of architectural styles
- Reduce the number of new incremental residential units that would be allowed

# Today's Program

- Brief Overview and Introductions
- Emily Innes (Consultant):
  - Presentation of the MBTA Communities Law
  - Basic Requirements
  - Compliance Model
- Marc Resnick (Town Planner):
  - Guiding Principles
  - Zoning Parameters
  - Overlay Districts
  - Compliance
- Breakout Session on Overlay Districts

## State rules about size and arrangement of required zoning districts

Total acres to be included	37
Minimum acres for a single contiguous zoning district	18.5
Total acres to be rezoned within ½ mile of train station	14.8
Minimum acres in a district	5
Total housing capacity of all required districts	559
Average required minimum density of housing units/acre	15

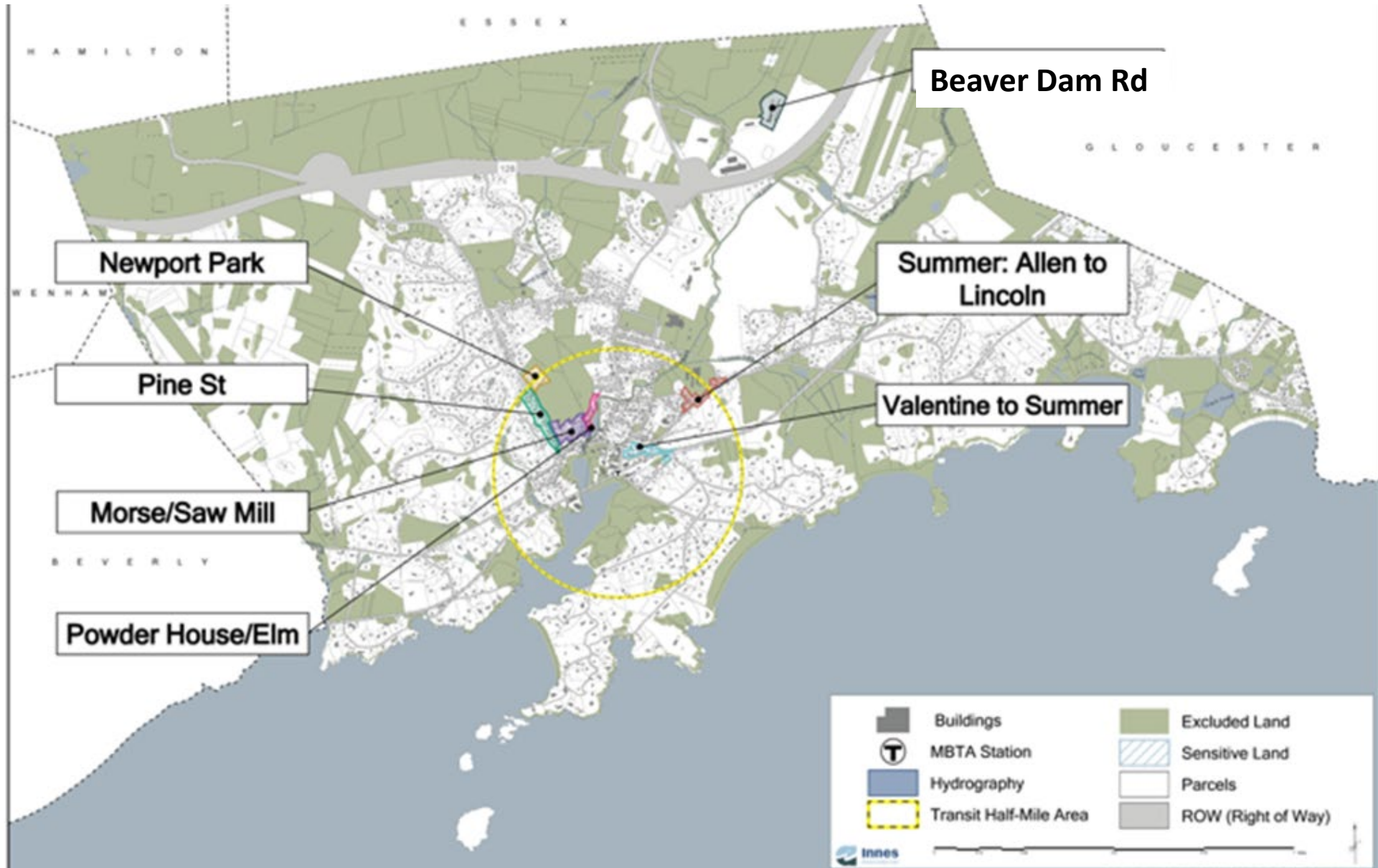
# MBTA Overlay Districts

- Do not replace current zoning.
- Superimpose certain allowed uses as long as specific conditions and limitations are followed.
- Property owners could create multifamily residential uses in accordance with specific rules and limitations.
- Property owners are not obligated to create new housing.
- Town can create design guidelines.
- The underlying zoning district and its regulations will remain unchanged.
  - Height
  - Setbacks
  - Parking

# Methodology for determining districts

- 1) Identify target properties
- 2) Connect them in logical way
- 3) Avoid historic district
- 4) Avoid most of commercial downtown
- 5) Avoid critical resources

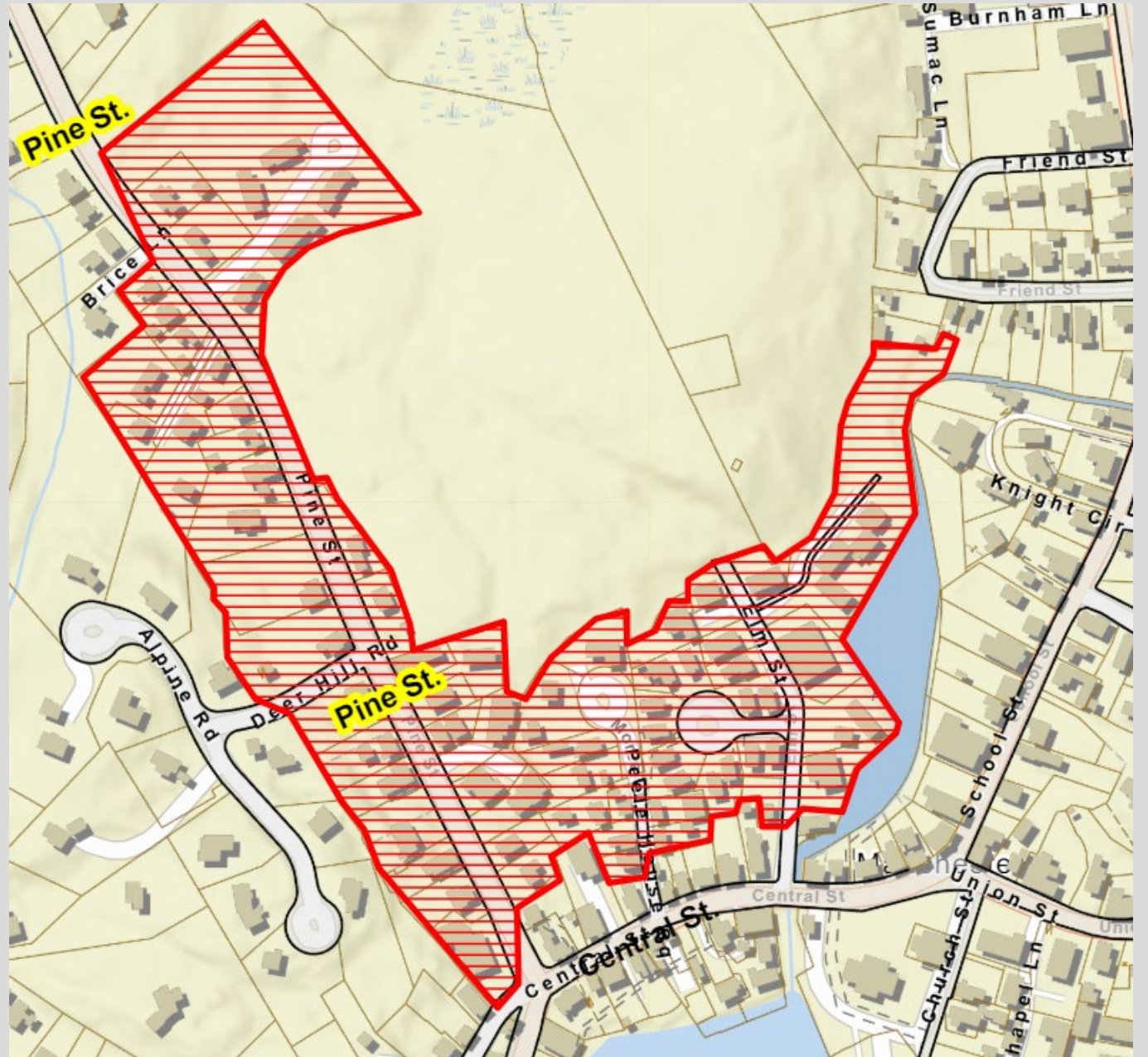
# Proposed Overlay Districts





# District: Pine Street

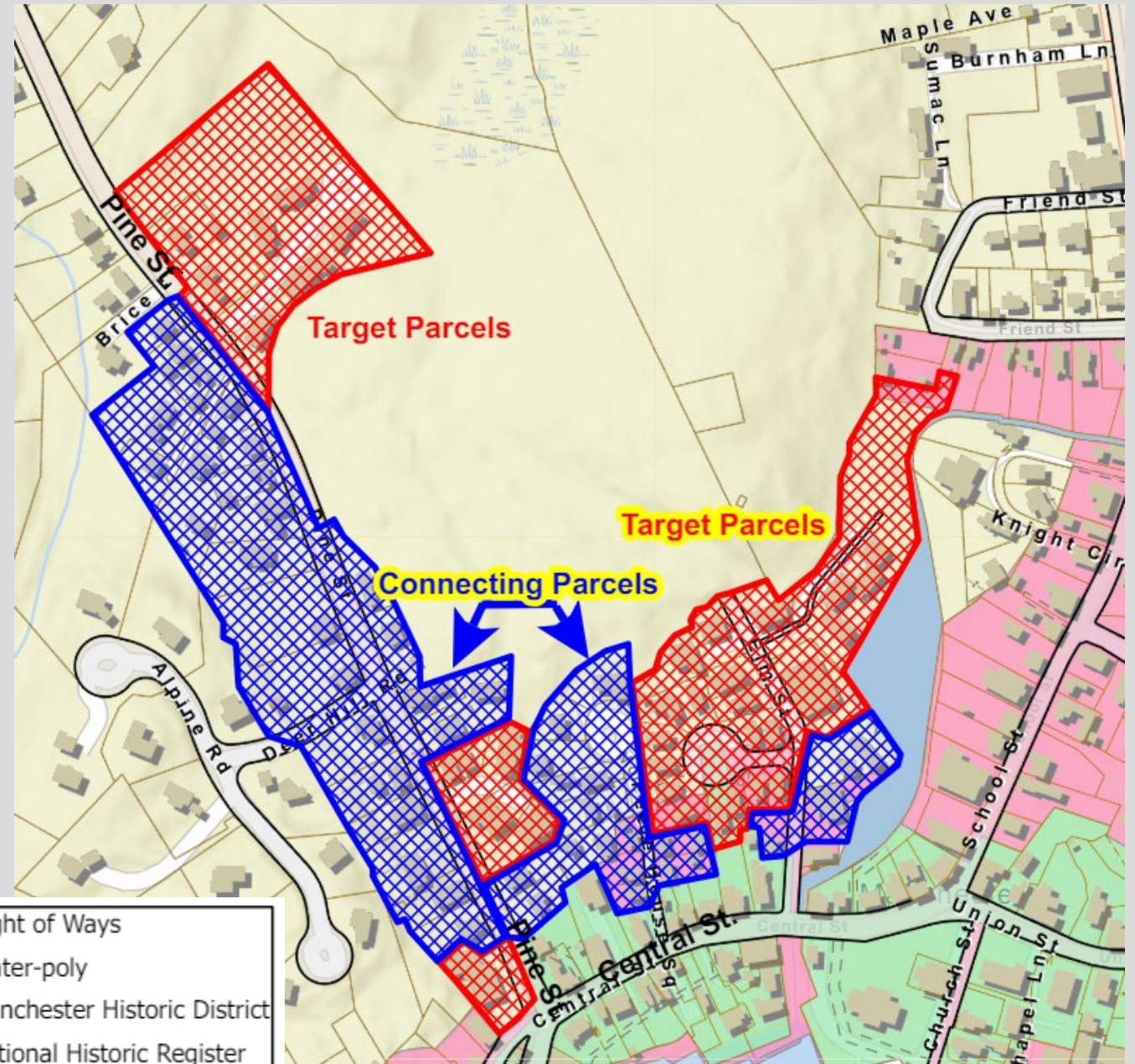
- Largest and most important district
- Within ½ mile of the train station,
- Around 22 acres





# District 1: Pine Street

Red – Target properties  
Blue – connecting parcels





# District 1:

## Pine Street

Sub Districts:

Green (upper left)

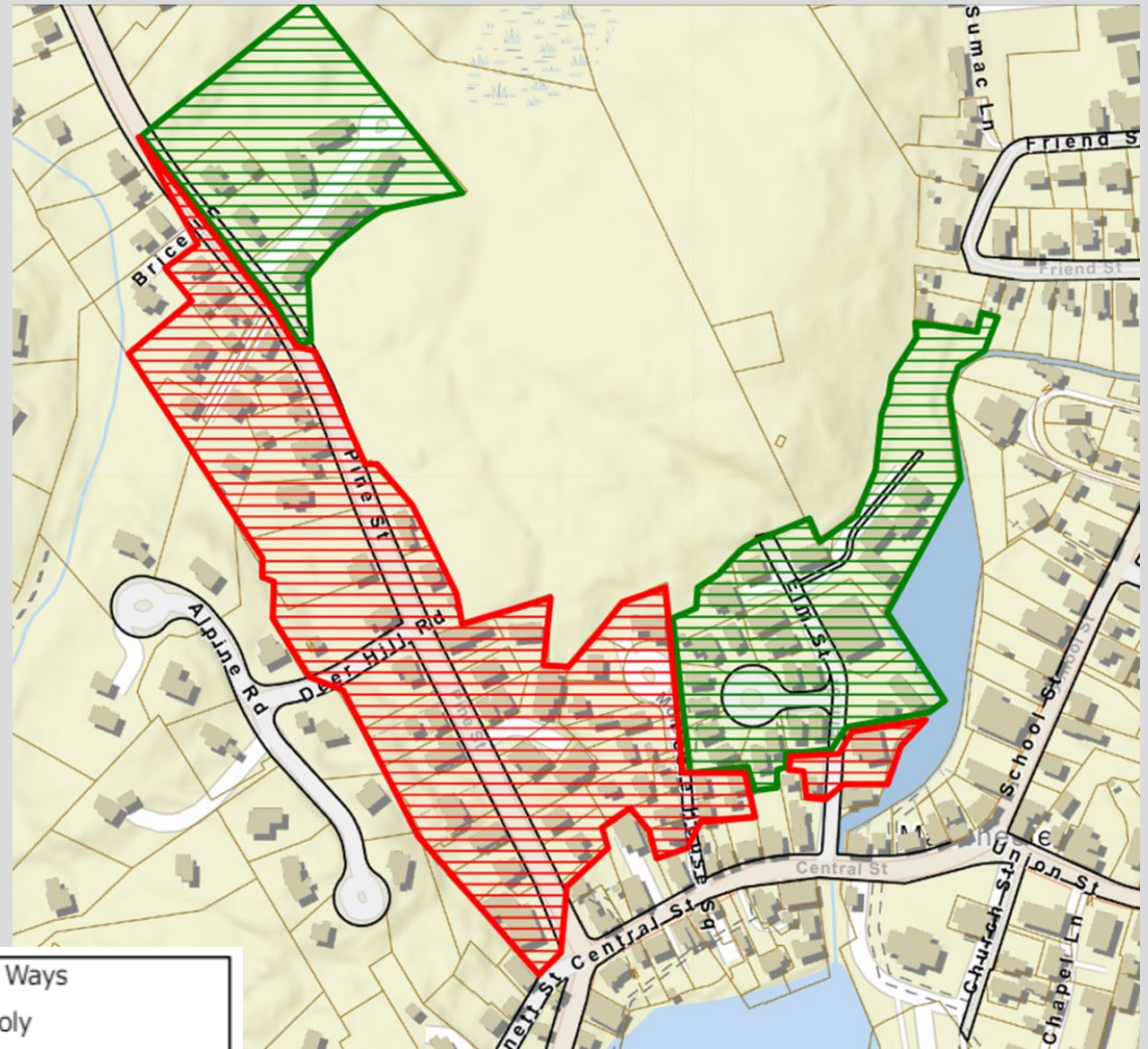
Pine St (Newport Park)

Green

Powder House

Red

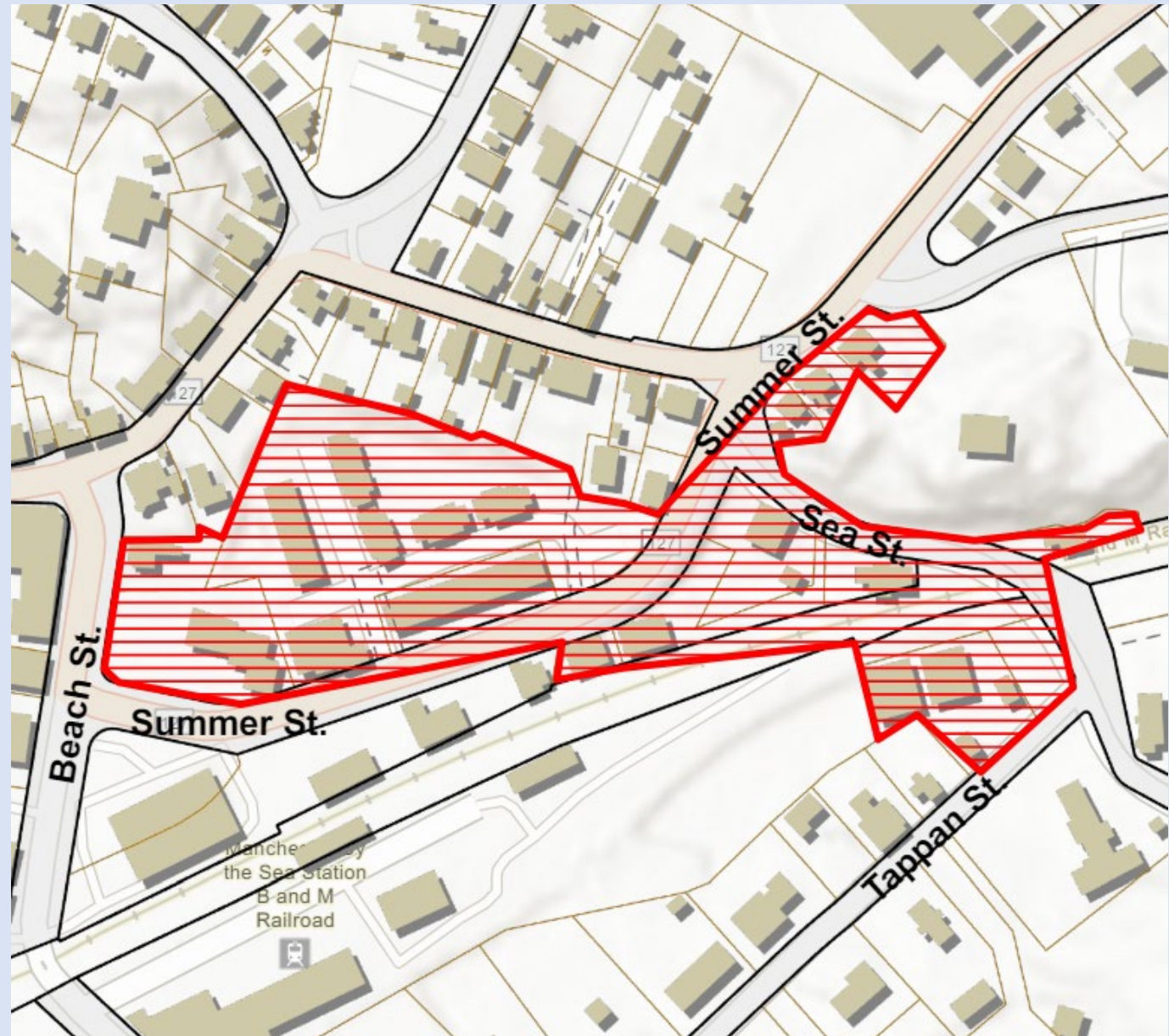
Lower Pine St



CAI Town Line	Right of Way	Right of Ways
Combined Parcel	Parcel Hooks	Water-poly
Former Parcel	EASE	Manchester Historic District
Parcel	Buildings	National Historic Register

## District 2: Summer /Beach/ Sea Street

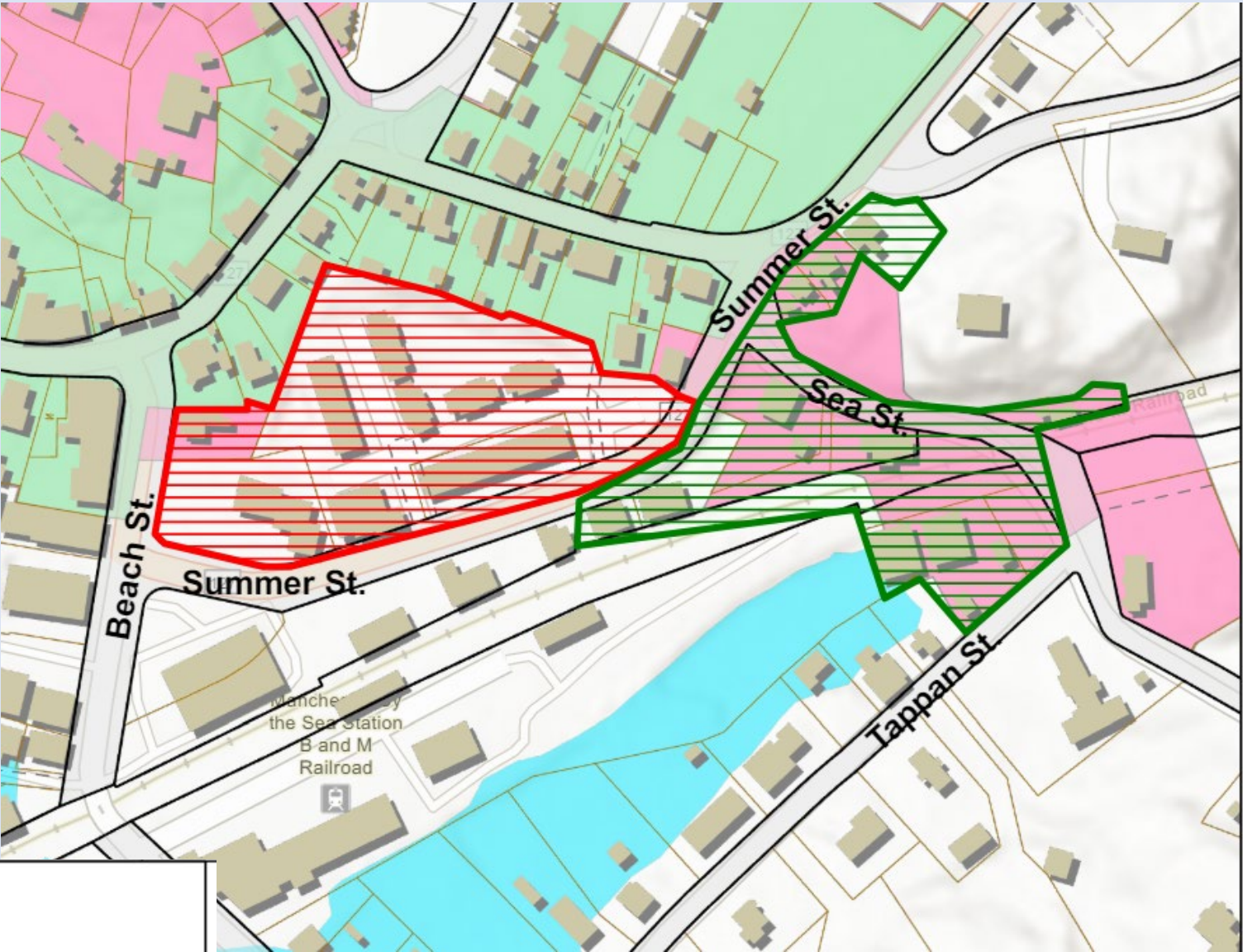
- Just over 5 acres, the minimum size of a zoning district.
- Includes 10-12 Summer Street, but avoids commercial properties.





**District 2:**  
**Summer /Beach/ Sea**  
**Street**

**Sub District: Beach St (Red)**  
**Sub District: Sea St (Green)**



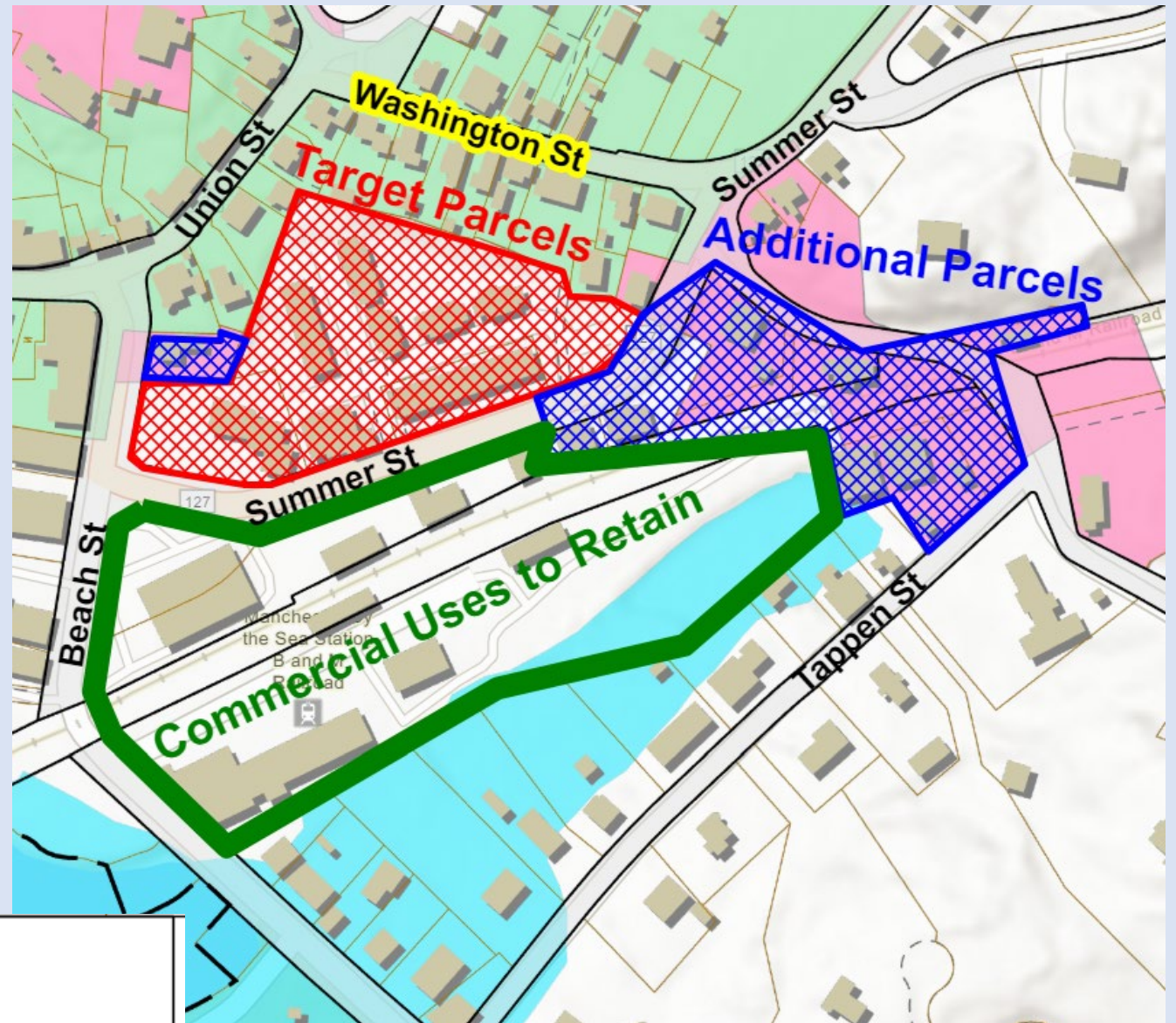
	CAI Town Line		EASE
	Combined Parcel		Buildings
	Former Parcel		Right of Ways
	Parcel		AE: 1% Annual Chance of Flooding, with BFE
	Right of Way		Manchester Historic District
	Parcel Hooks		National Historic Register



# District: Summer /Beach/ Sea Streets

Red: Target parcels

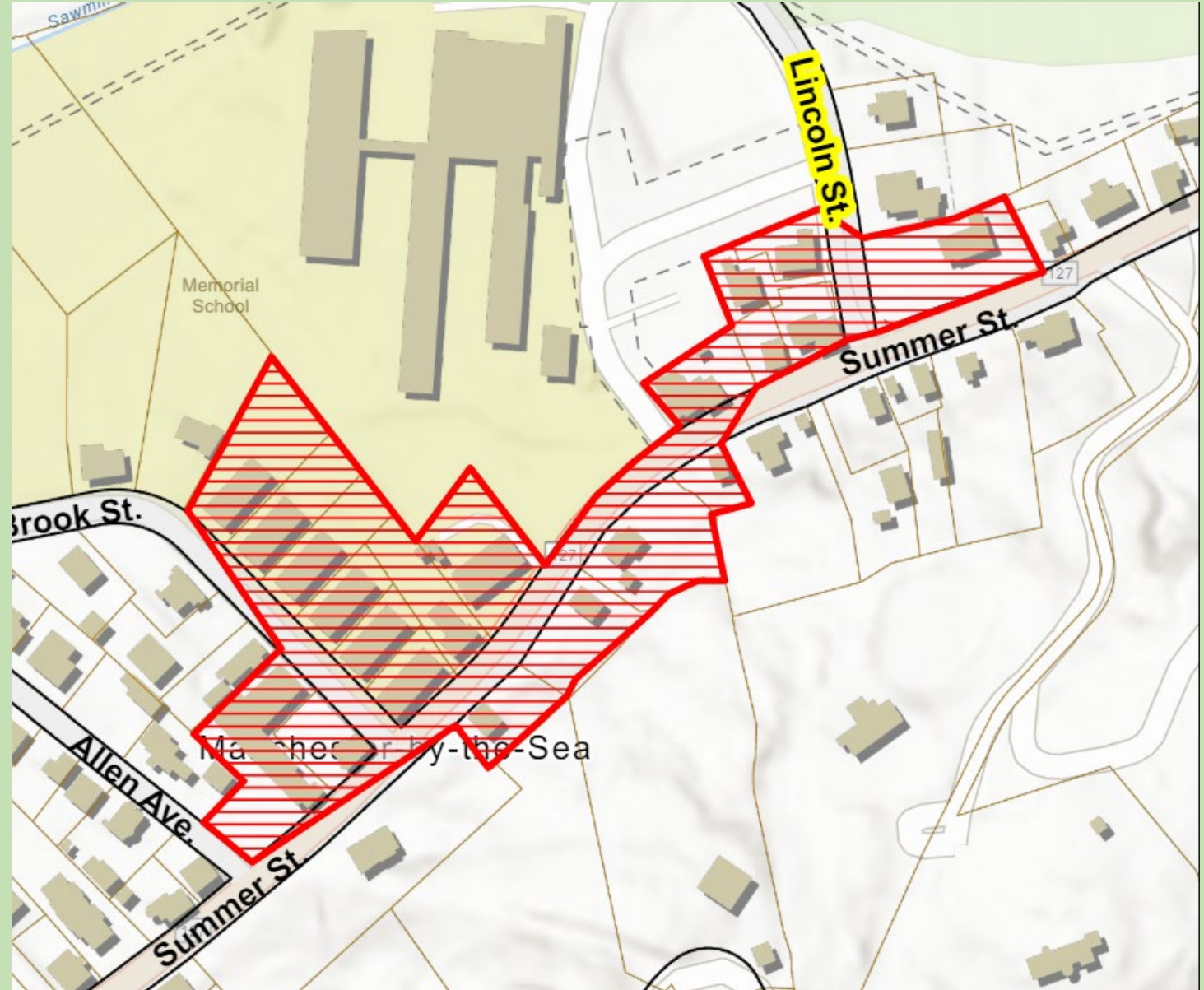
Blue: Additional parcels to create 5  
acres



	CAI Town Line		EASE
	Combined Parcel		Buildings
	Former Parcel		Right of Ways
	Parcel		AE: 1% Annual Chance of Flooding, with BFE
	Right of Way		Manchester Historic District
	Parcel Hooks		National Historic Register

### District 3: Allen Ave to Lincoln St

- Small overlay district
- Includes the residential condos along Brook Street as well as commercial condominiums along Summer Street.
- It includes the gas station.





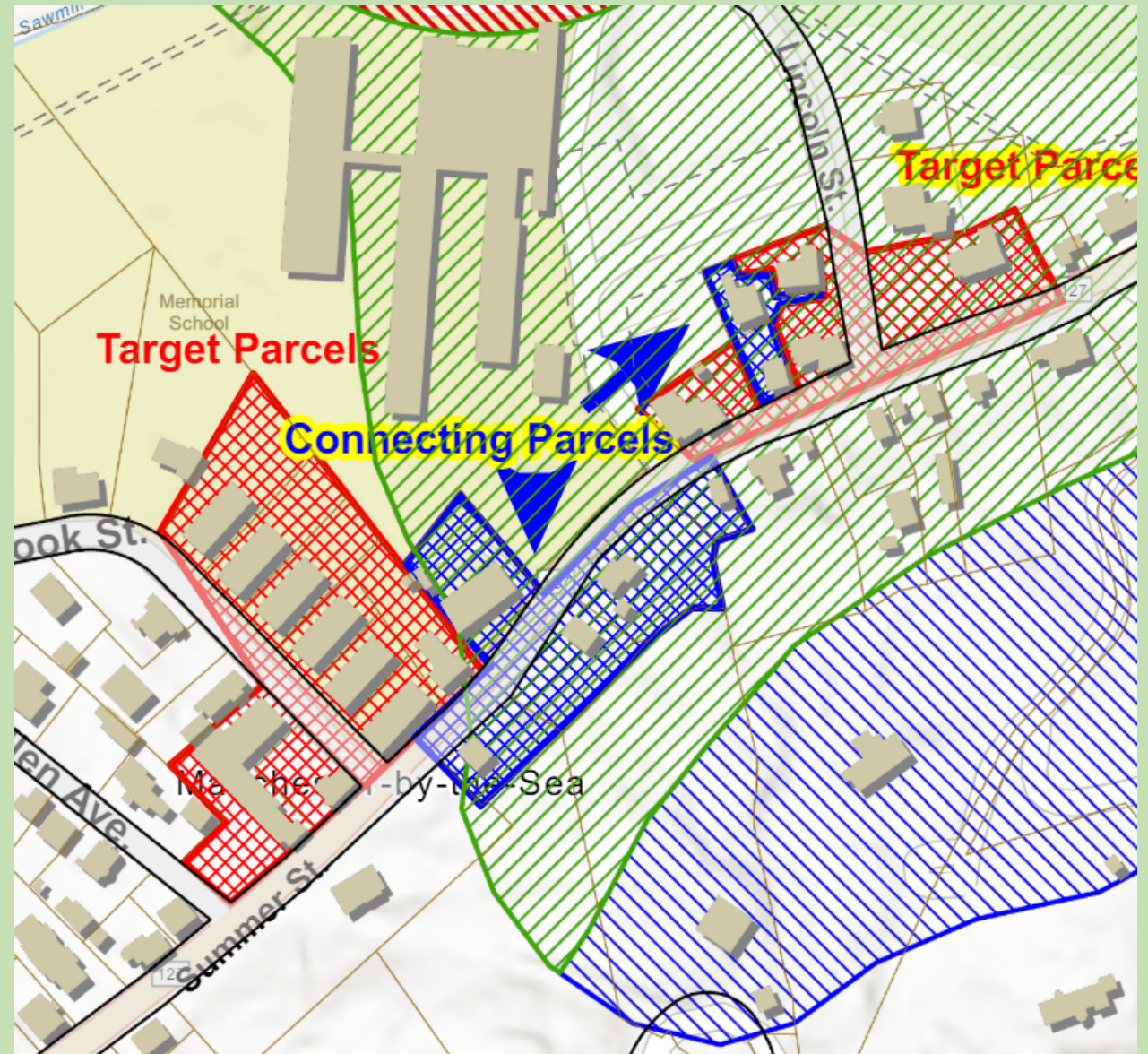
## District 3:

### Allen Ave to Lincoln St

Red: Target parcels

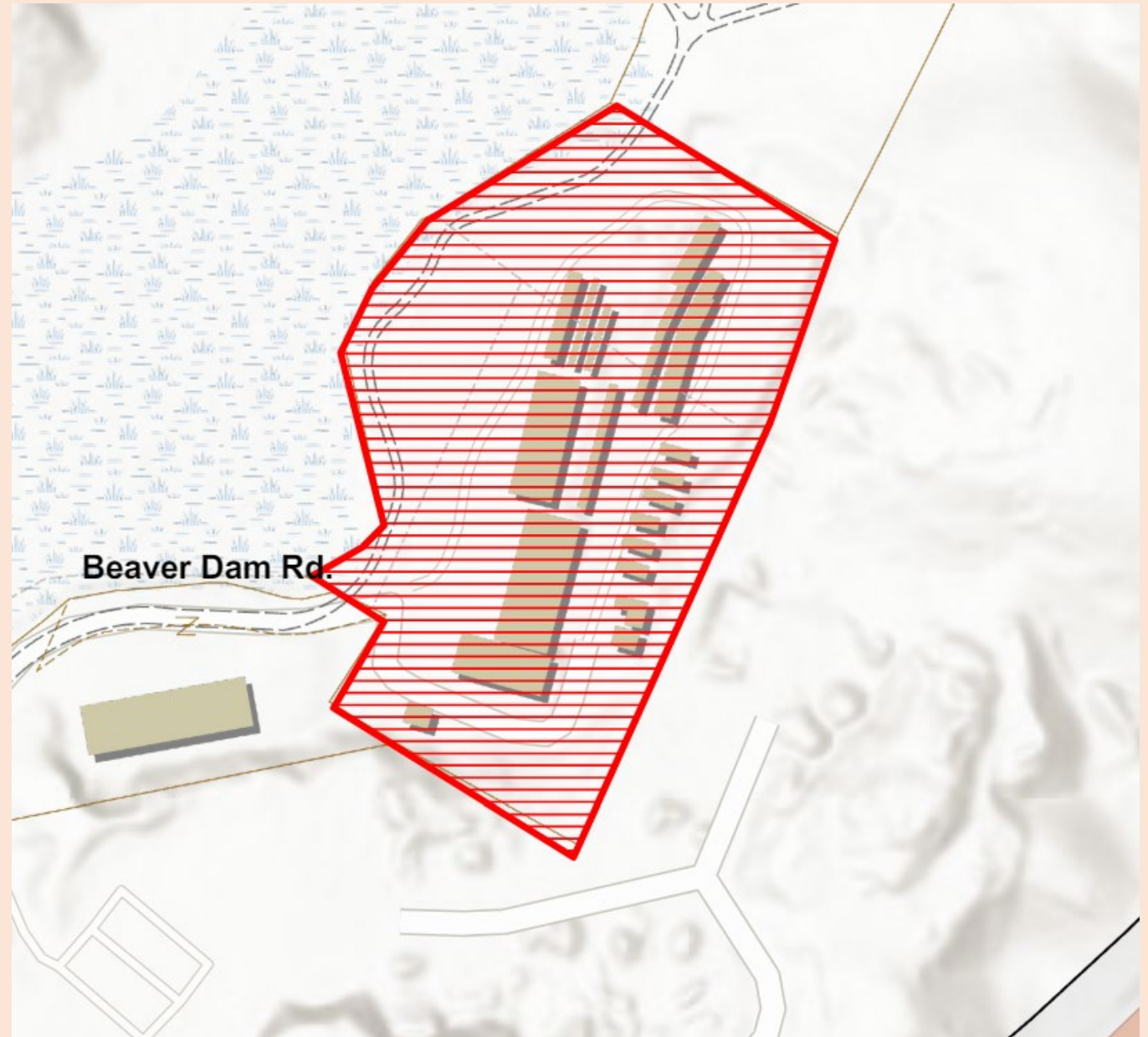
Blue: Connecting parcels

	CAI Town Line		EASE		Zone 2
	Former Parcel		Buildings		Zone 3
	Parcel		Right of Ways		
	Right of Way		Zone 1		



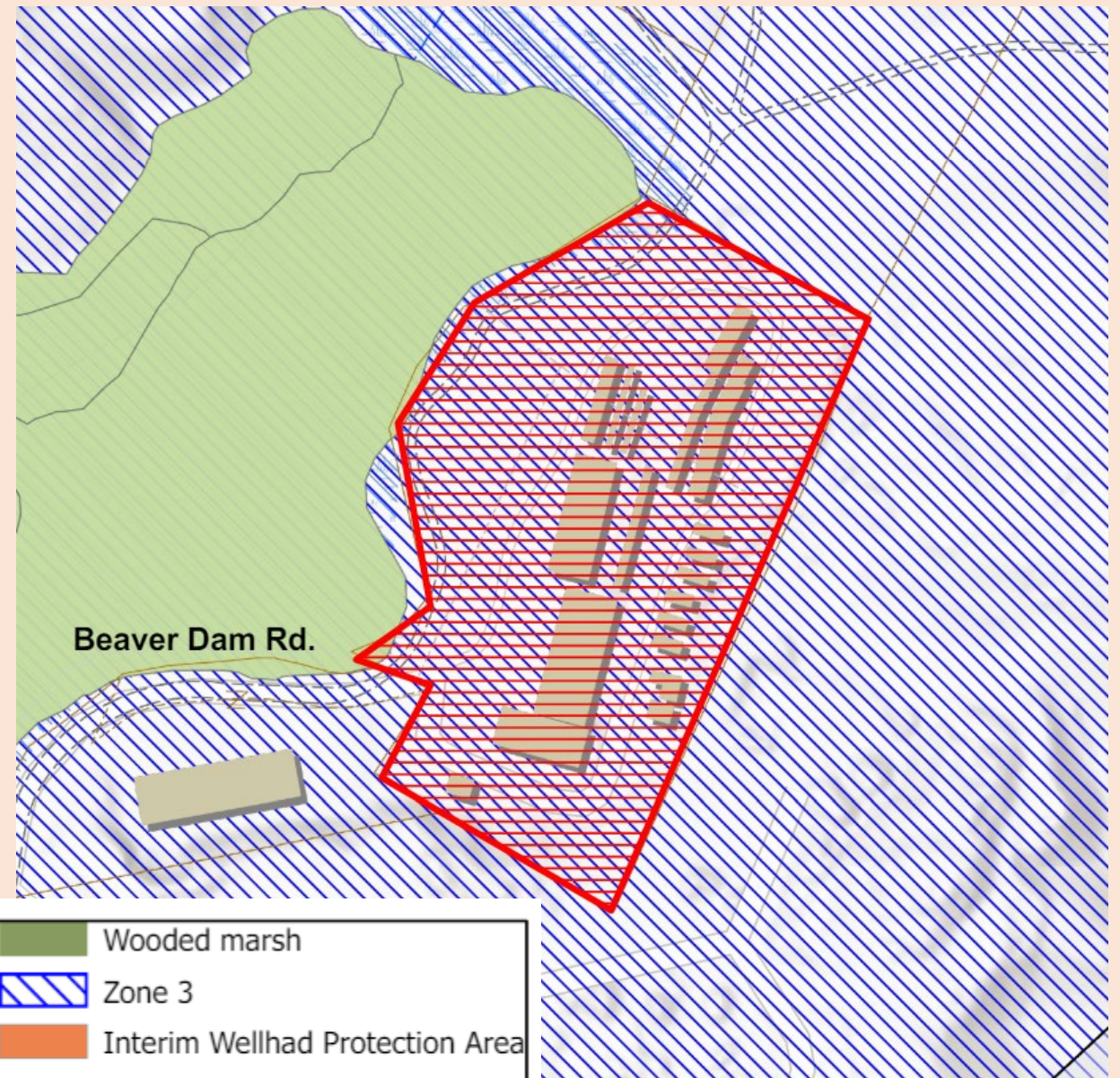
## District 4: Beaver Dam Road

- located in the Limited Commercial District on the east side of School Street
- Currently used as a storage facility
- 6.8 acres.





## District 4 : Beaver Dam Road



	CAI Town Line		Parcel Hooks		Wooded marsh
	Combined Parcel		PRIV_ROW		Zone 3
	Former Parcel		Buildings		Interim Wellhad Protection Area
	Parcel		Right of Ways		Intermittant Stream
	Right of Way		Marsh-Swamp		Wetland



# Zoning Parameters that Affect Density

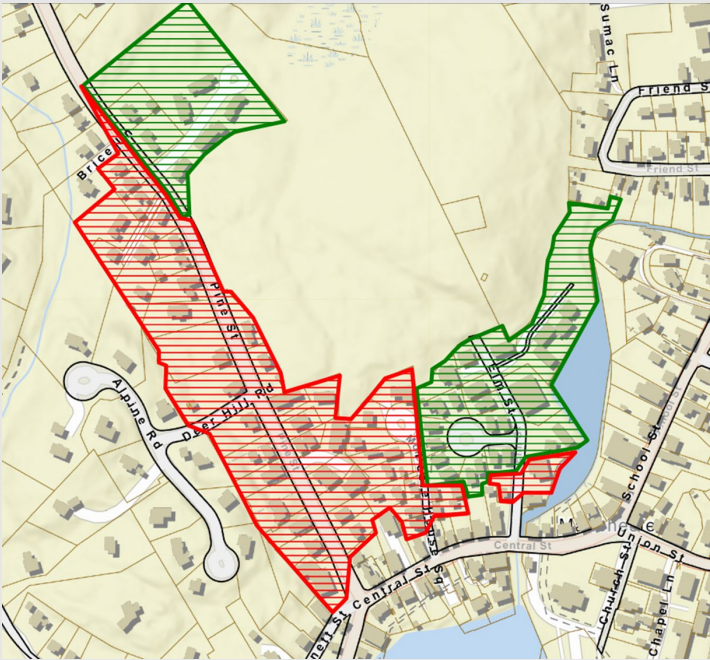
- Minimum Lot Size
- Set Backs of Buildings
- Height Limit
- Frontage
- Lot Coverage by Buildings (%)
- Lot Coverage by Impervious Surfaces (%)
- Maximum units allowed per lot (Unit Cap)
- Parking Requirements (spaces/unit)

# Zoning Parameters Applied to MBTA Overlay Districts

	Downtown	Res. Districts	LCD
Minimum Lot Size	6,000 SF	6,000 SF	5 acres
Front Set Back	5 ft	10 ft	50 ft
Side & Rear	10 ft	10 ft	50 ft
Height Limit	35/45 ft	35/45 ft	45 ft
Lot Coverage Bldgs	40%	40%	40%
Total Lot Coverage	70%	60/70%	60%
Unit Cap per Lot (max)	N/A	4-5 Units	N/A
Parking spaces per unit	1.5	1.5	2

# District 1:

## Pine Street

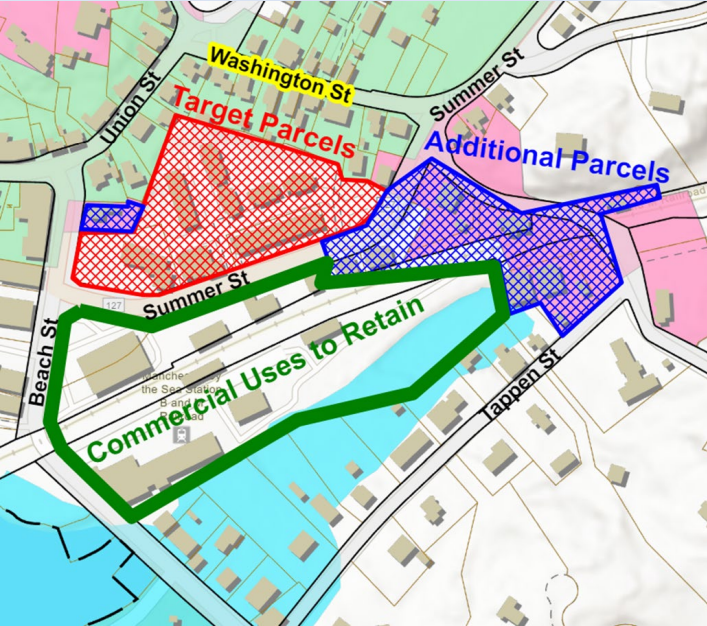


\* Same as underlying zoning

District	Pine Street District	
Proposed Sub Districts	Pine St. Subdistrict	Newport & Powder House
Acres	14.7	6.9
Underlying Zoning District	A, D and General	B, D, and General
Minimum Lot Size	6000 SF *	6000 SF (* B, G)
Maximum Units Per Lot	5	--
Height Limit    Stories/(Ft)	2.5* (35 ft)	4 (45 ft)
Building Lot Coverage	40% *	40% *
Building & Parking Lot Coverage	60% *	70%*
Total Lot Coverage	60% *	70%*
Parking (space/unit)	1.5 *	1.5 *



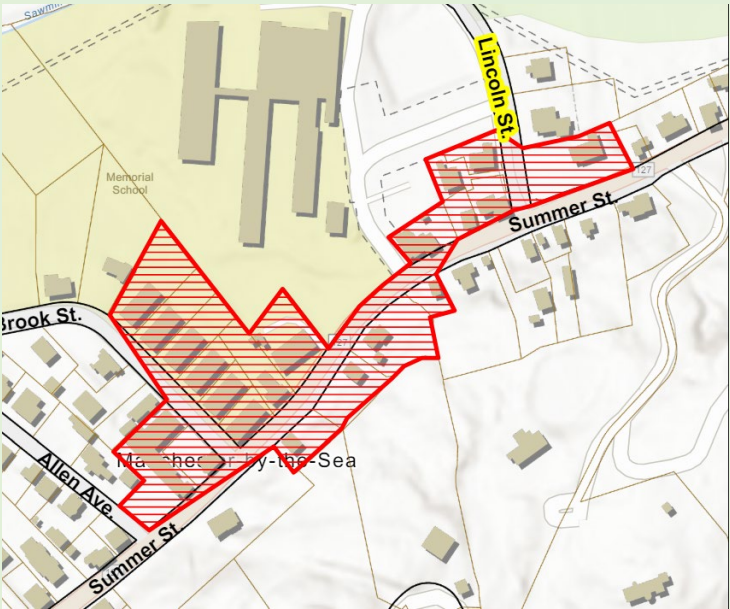
# District 2: Summer Street/Beach / Sea Street



\* Same as underlying zoning

District	Summer - Beach to Sea	
Subdistrict	Beach St. Subdistrict	Sea St. Subdistrict
Acres	2.87	2.53
Underlying Zoning District	General	A, and General
Minimum Lot Size	6000 SF *	6000 SF (* G)
Maximum Units Per Lot	--	4
Height Limit Stories/(Ft)	2.5 * (35 ft)	2.5 * (35 ft)
Building Lot Coverage	40%	40%
Building & Parking Lot Coverage	70%	70%
Total Lot Coverage	70%	70%
Parking Requirement	1.5	1.5

**District 3:**  
**Allen Ave to Lincoln St**

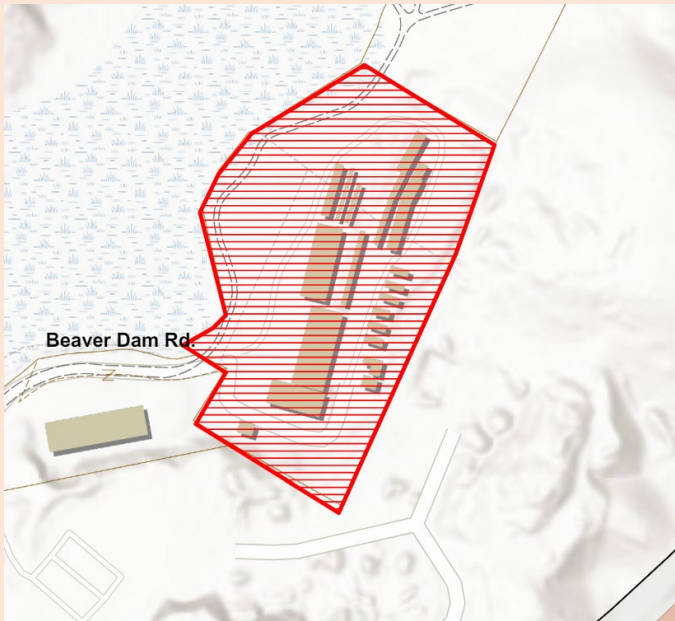


District	Allen to Lincoln
Acres	5.6
Underlying Zoning District	General and A
Minimum Lot Size	6000 SF *
Maximum Units Per Lot	--
Height Limit Stories/(Ft)	2.5 * (35 ft)
Building Lot Coverage	40% *
Building & Parking Lot Coverage	70% *
Total Lot Coverage	70% *
Parking (spaces/unit)	1.5 *

\* Same as underlying zoning



# District 4: Beaver Dam Road



\* Same as underlying zoning

Proposed District	Beaver Dam Road
Acres	7.6
Underlying Zoning District	LCD
Minimum Lot Size	5 Acres
Maximum Units Per Lot	--
Height Limit Stories/(Ft)	4 * (45 ft)
Building Lot Coverage	40%
Building & Parking Lot Coverage	60%
Total Lot Coverage	60%
Parking (spaces/unit)	2.0

# Compliance with the law

Proposed District	Pine St		Summer/Beach/Sea		Allen to Lincoln	Beaver Dam Road
Proposed Sub Districts	Pine St. Subdistrict	Newport & Powder House	Beach St. Subdistrict	Sea St. Subdistrict		
Density Modeled for MBTA Zoning (units/acre)	11.2	20.2	14.5		17.3	14.5
Overlay District Capacity (units)	142	182	63	14	75	110
Number of Existing Units	74	96	42	7	32	0
Possible Future Units	68	86	21	7	43	110

- Current Model Capacity 586
- Existing Units 251
- Possible Future Units 335



# Break Out Discussions for each Overlay District

- Pine Street District- Chris Olney
- Beach to Sea District – Sandy Bodmer-Turner
- Summer District- Susan Philbrick
- Beaver Dam District – Gar Morse