

MBTA Zoning Public Forum



May 23, 2024

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

- 1) Introductions and purpose of the Forum
- 2) Quick review of the MBTA Communities Law
- 3) Selection of Districts based on Guidelines (Marc Resnick)
- 4) Proposed Language of a new zoning bylaw (Emily Inness)
- 5) Design Guidelines and review process (Chris Olney)

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 included 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 is in the process of creating 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

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)

District #1: Lower Pine Street to Powder House

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

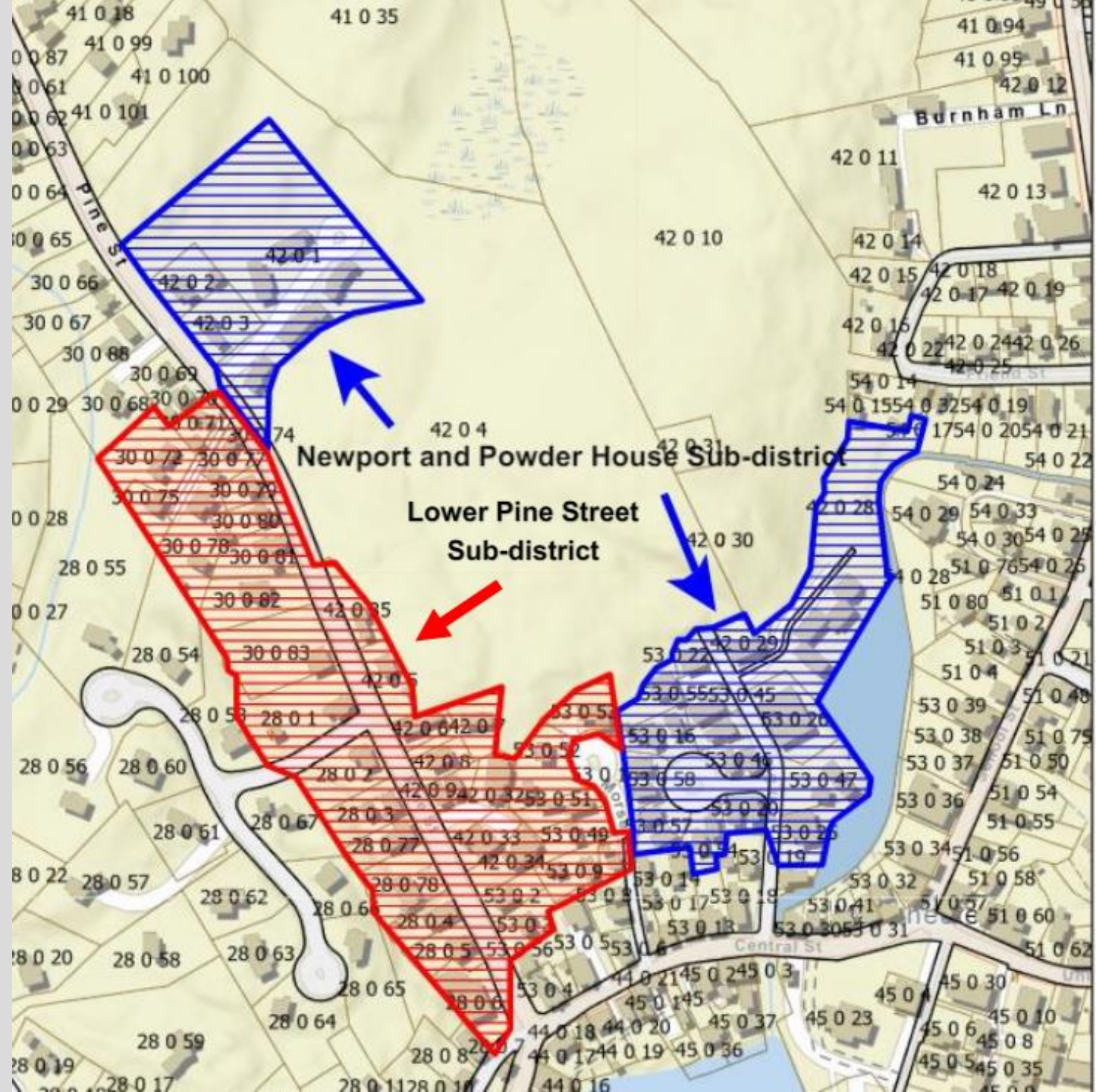
Subdistricts

Blue:

Newport and Powder House

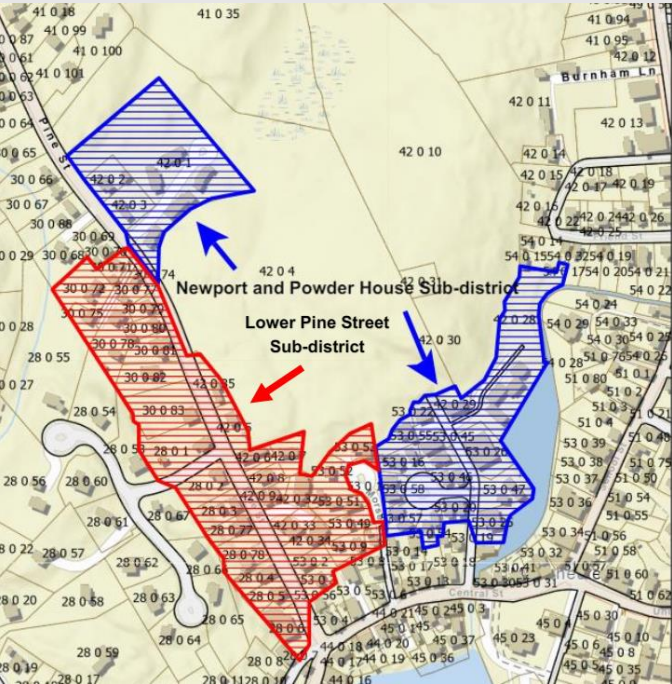
Red:

Lower Pine



District #1:

Lower Pine Street to Powder House



* Same as underlying zoning

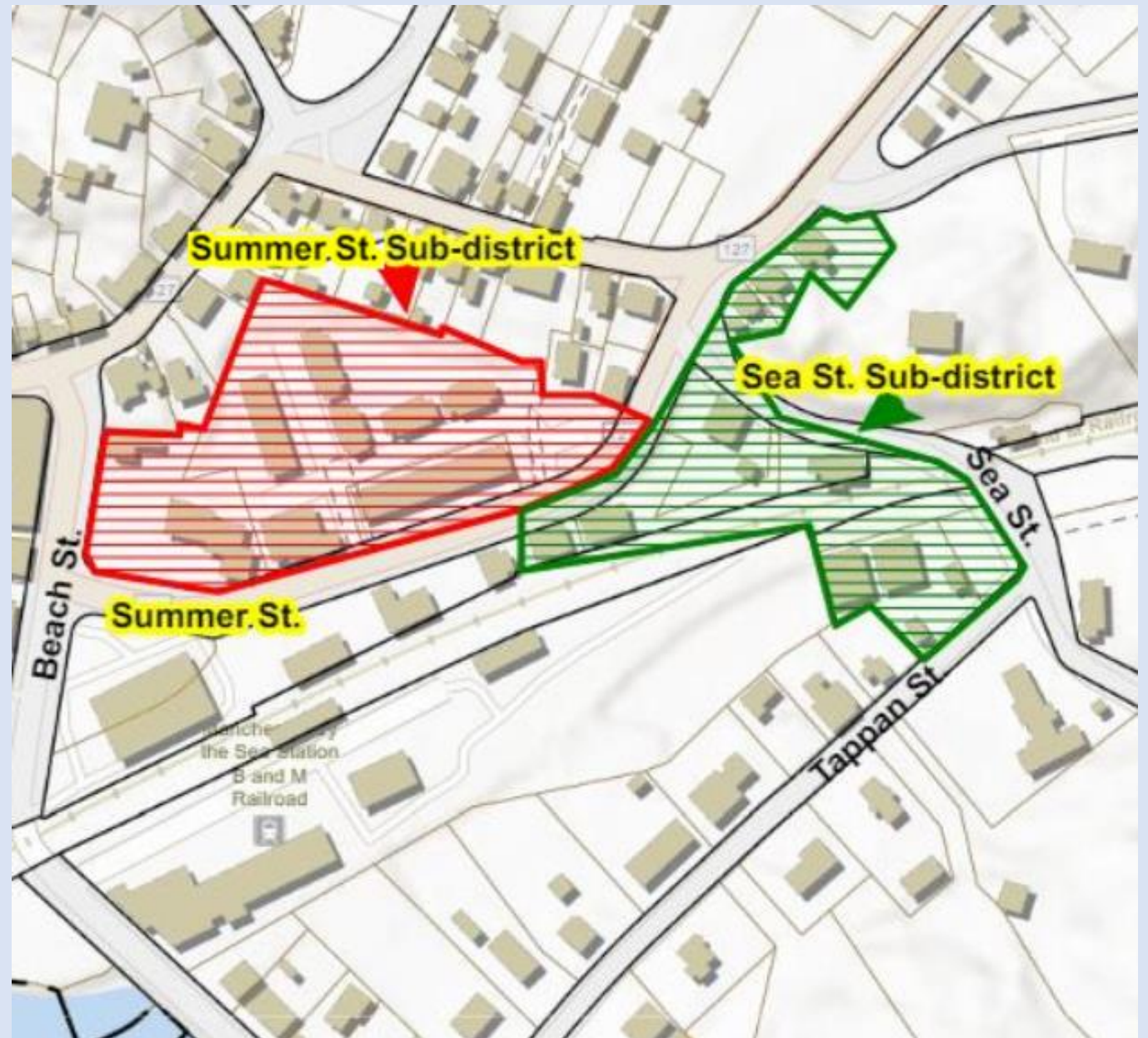
District	Pine Street District	
Proposed Sub Districts	Lower Pine St.	Newport & Powder House
Acres	11.5	9.9
Underlying Zoning District	D and General	B, D, and General
Minimum Lot Size	6000 SF *	6000 SF (* B, G)
Maximum Units Per Lot	5	--
Height Limit Stories/(Ft)	2.5* (35 ft)	4 (45 ft)
Building Lot Coverage	40% *	40% *
Building & Parking Lot Coverage	60% *	70%*
Total Lot Coverage	60% *	70%*
Parking (space/unit)	1.5 *	1.5 *

District 2: Beach St District

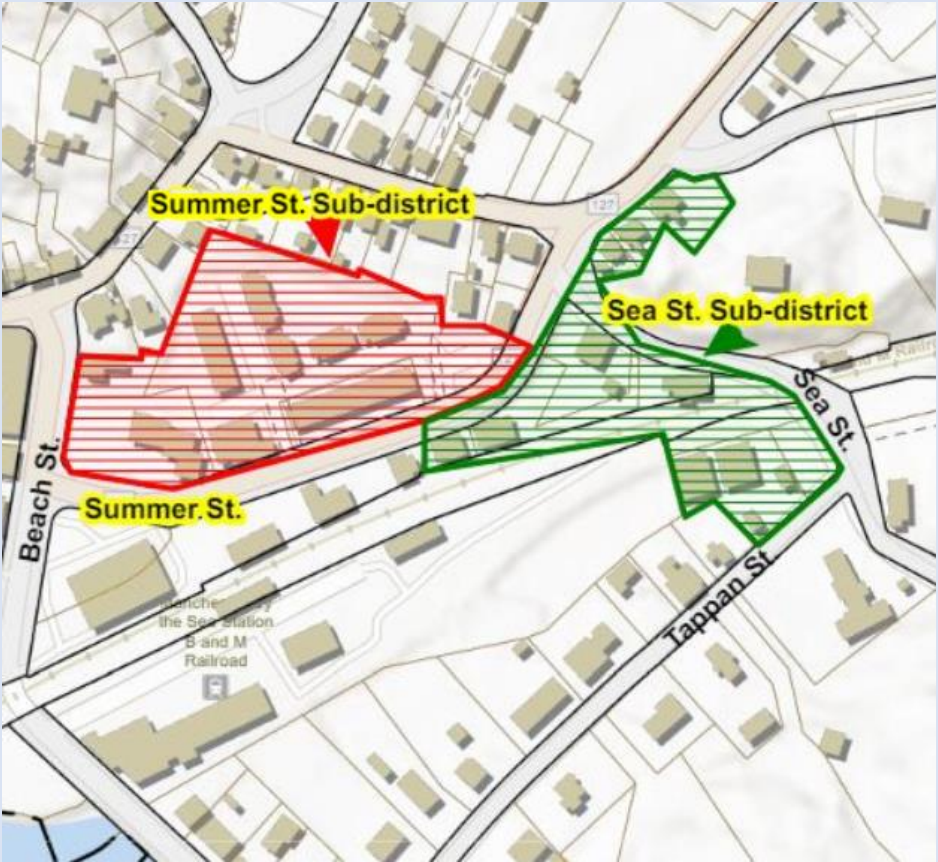
- Just over 5 acres, the minimum size of a zoning district.
- Includes 10-12 Summer Street, but avoids commercial properties.

Sub District: Beach St (Red)

Sub District: Sea St (Green)



District 2: Beach Street



* Same as underlying zoning

District	Summer - Beach to Sea	
Subdistrict	Beach St.	Sea St.
Acres	2.9	2.3
Underlying Zoning District	General	A, E, 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

- 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

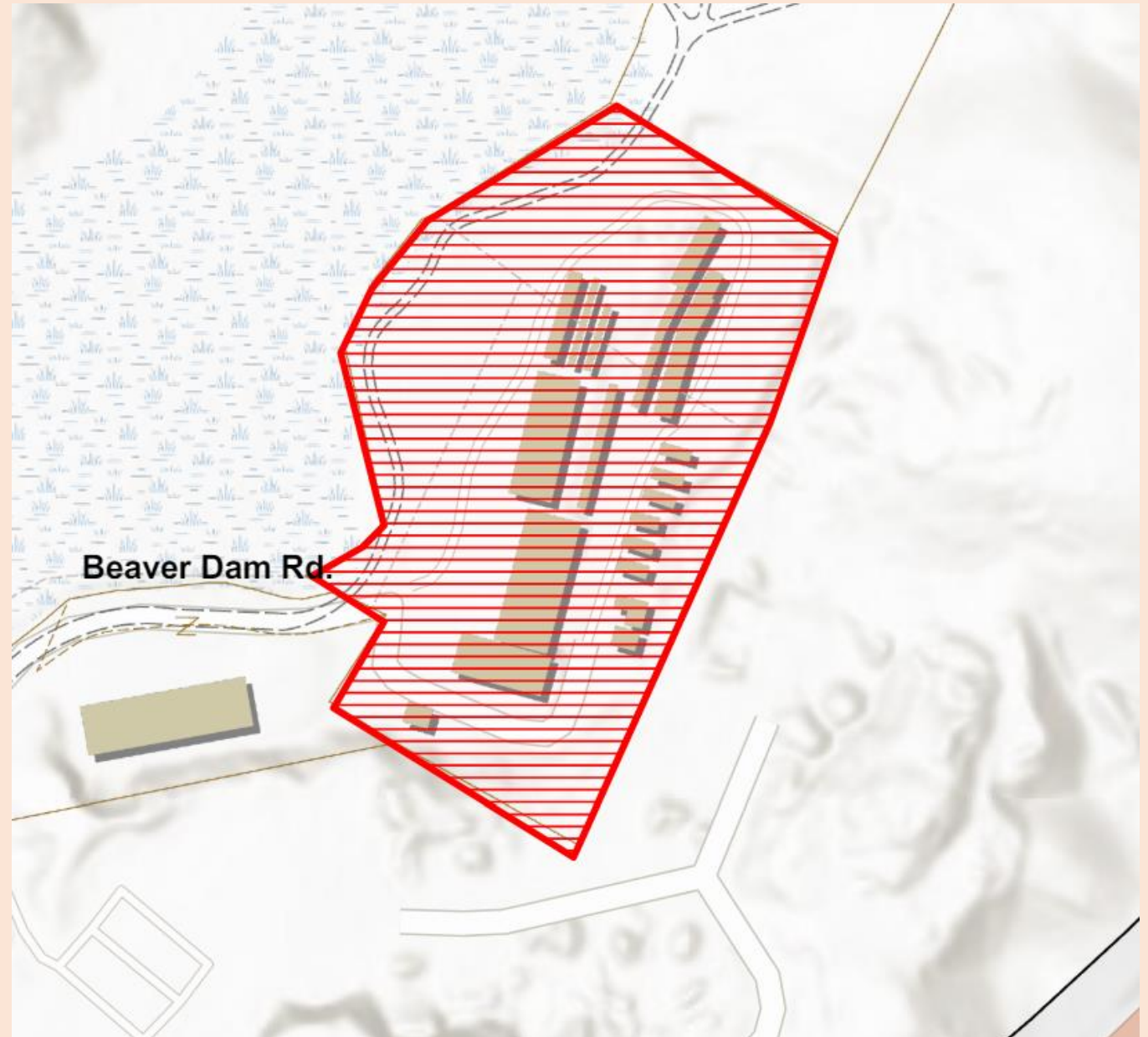


District	Allen to Lincoln
Acres	5.5
Underlying Zoning District	General and A
Minimum Lot Size	6500 SF (*G)
Maximum Units Per Lot	--
Height Limit Stories/(Ft)	2.5 * (35 ft)
Building Lot Coverage	40% *
Building & Parking Lot Coverage	70% *
Total Lot Coverage	70% *
Parking (spaces/unit)	1.5 *

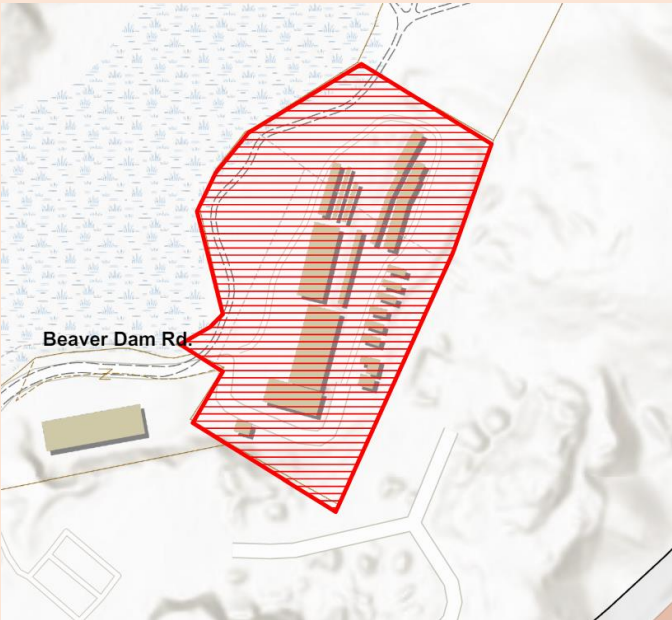
* Same as underlying zoning

District 4: Beaver Dam Road

- 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



* 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	100
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

Setback

Proposed District	Lower Pine St to Powder House		Beach St		Allen to Lincoln	Beaver Dam Road
Proposed Sub Districts	Lower Pine St.	Newport & Powder House	Beach St.	Sea St.		
Front	15	5	5	10	15	50
Side	15	10	10	10	15	50
Rear	15	10	10	10	15	50

- Current Model Capacity **583**
- Existing Units **238**
- Possible Future Units **338**

Changes based on prior public input

- 1) Height in Beaver Dam District (reduced to 4 stories)
- 2) Height in Beach St District (reduced to 2.5 stories)
- 3)

Compliance with the law

Proposed District	Lower Pine St to Powder House		Beach St		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)	12.8	19.2	20.3	6.5	14.2	14.4
Overlay District Capacity (units)	142	182	58	15	75	10
Number of Existing Units	74	96	42	7	32	0
Possible Future Units	68	86	16	8	43	10

- Current Model Capacity 583
- Existing Units 245
- Possible Future Units 338

Design Guidelines



Design Guidelines

What:

Guidelines that consider crucial impact of

- scale,
- density,
- variation of architectural styles, and
- quality

Why:

To preserve and enhance the town's unique elements.



Design Guidelines

The primary tool for identifying the appropriate design for any building is context.

With a variety of building types and styles, the context changes depending upon the site.



Design Guidelines

The town does not encourage replication, but rather interpretation and complementary design.

With a rich architectural environment, good design will respect and complement the surroundings



How do Design Guidelines accomplish this?

- Specific Requirements in the Bylaw dictate and ensure the proper scale and appropriate siting of buildings
- Suggestions and illustrations guide architects and developers
- Expert advice from design professionals through a Design Review Board.
- Review Process forces applicants to consider the context of the neighborhood
- Balance of objective criteria and creative, collaborative design solutions

The Review Process for developments in Community Housing overlay districts

- Subject to Site Plan Review by the Planning Board.
- Standards are spelled out in in Section 6.3 of the Zoning Bylaw.
- Site Plan Review is:
 - not a discretionary permitting process
 - a determination that the development conforms to Standards.
 - A common zoning tool in other communities
- Applicant must demonstrate conformity with the Standards.
- The Planning Board makes findings that the development is either in compliance, or that specific changes must be made to reach compliance.

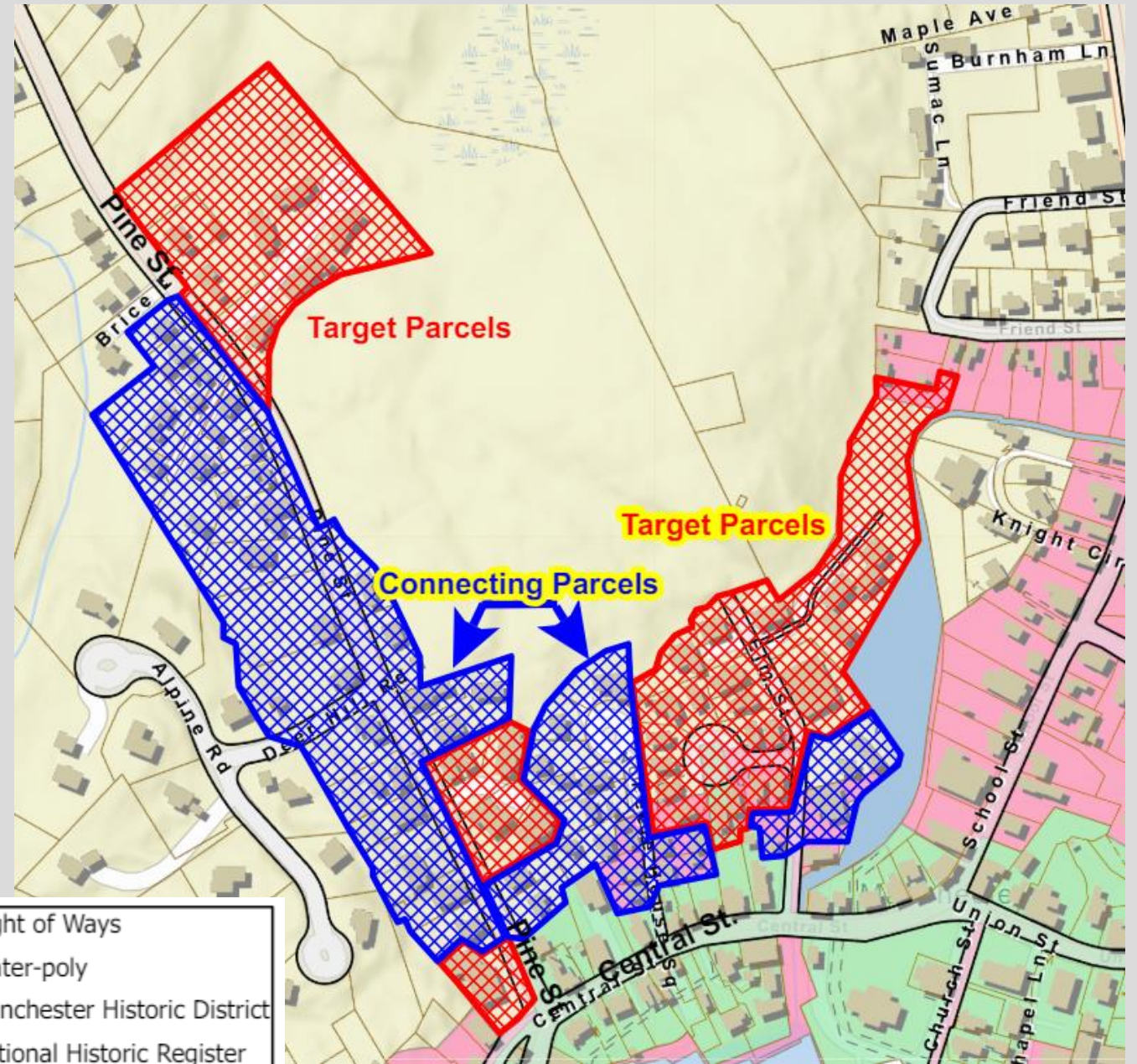
How will this work?

1. Applicant submits a plan to the Town.
2. Planning Board receives an application for Site Plan Review
3. Design Review Board is activated and engages with the applicant's design team.
4. When the Design Review Board is ready to make a recommendation, the Planning Board schedules a public hearing to review the project.
5. The Planning Board applies the Performance Standards in evaluating the Plan, including the Design Review Board recommendation.
6. The Planning Board determines that the proposed development complies with the Performance Standards.

Old extra slides not needed I think

District 1: Pine Street

Red – Target properties
Blue – connecting parcels



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

Proposed Overlay Districts

