

PROPOSED ZONING AMENDMENTS

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ACTIVE ADULT NEIGHBORHOOD OVERLAY DISTRICT

Agenda

1. Summary of March Public Form
2. Review of Zoning Amendment Goals
3. Overview of AAN Update Bylaw

Summary



Planning Board is proposing changes to the Active Adult Neighborhood (AAN) Zoning Overlay District for consideration at May Annual Town Meeting;



Amending Zoning will provide options for development in the AAN District, including off Athens Lane, that is compatible with the Town's planning goals;



Presentation is focused on showing how the planning goals have translated into bylaw language.


Benefits of Zoning Update

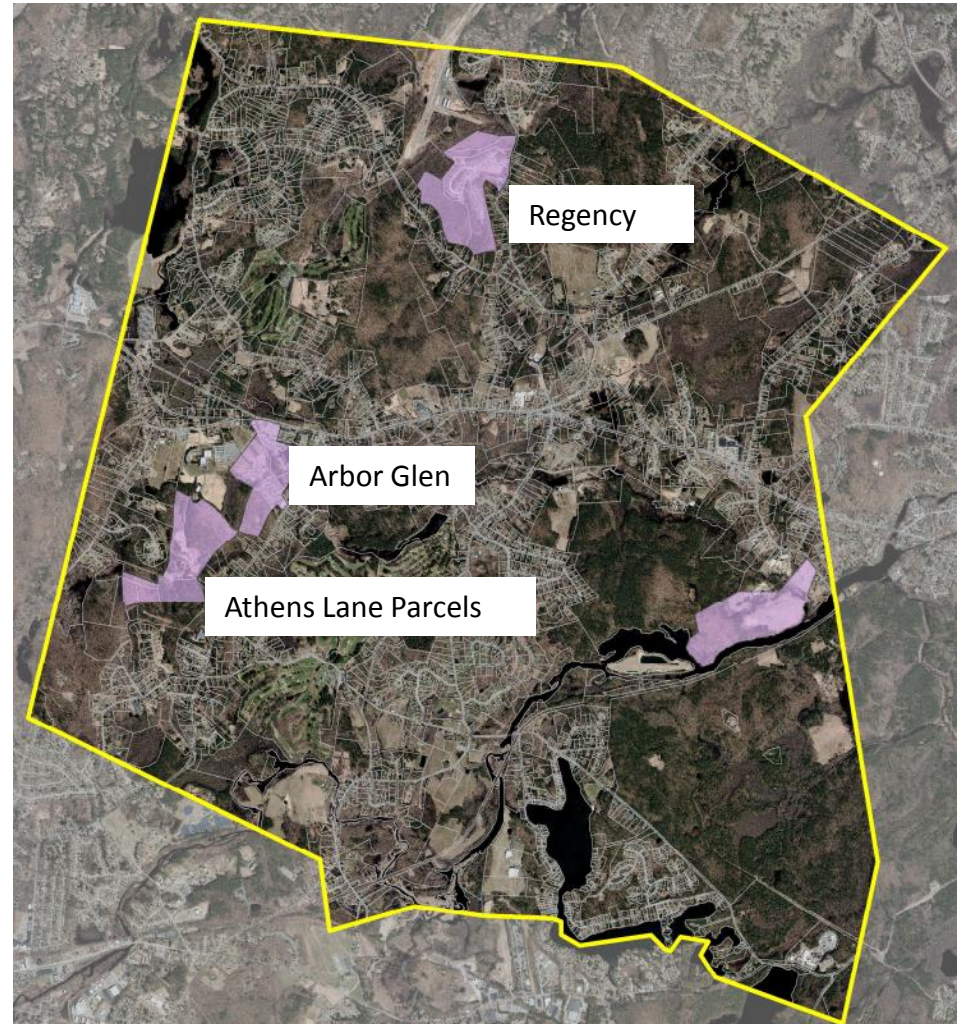
With site under control of a motivated development firm, updating the AAN Overlay District zoning offers an opportunity to:

- 1. Improve upon the original vision** of the Active Adult Neighborhood without changing the zoning district boundaries;
- 2. Complement conservation goals** by pursuing more compatible uses than industrial uses;
- 3. Shape and influence development outcomes** in a way that meets Stows planning goals.

Active Adult Neighborhood Overlay District

- Zoning Bylaw limits the number of AAN homes allowed in Stow;
- Amendments would allow more homes to be constructed, subject to updated standards.

 Stow Active Adult Neighborhood
Overlay District





Current AAN Bylaw

Allows up to 132 age-restricted homes at buildout.

Proposed AAN Bylaw

Allows for 132 “age-targeted” homes at buildout with improved design standards.

Zoning Amendment Goals

Produce “Age-Targeted” Homes and Communities to allow residents to age in place within a diverse community;

Require Diversity of Housing

Variations in bedrooms, mix of Home size, design and affordability;

Improve Open Space Planning

by adopting proven standards from other Town bylaws and incentivizing connections and corridors of recreation and conservation;

Generate Functional Communal Spaces

Through inclusion of community kitchens, gardens, function spaces and pedestrian opportunities.



Goal #1

Produce Age Targeted Communities



Remove restriction on minimum age requirement and focus instead on inclusion of universal design features:

- Two bedroom limit
- At least one zero-step entrance,
- Doorways with a 36-inch clear passage space,
- Master bedroom, en-suite bathroom, kitchen, living room and dining room on the same floor as the zero-step entrance,
- Master bedroom and en-suite bathroom designed and equipped for people with mobility impairments, and
- Options for shared, indoor or structured parking.

Goal #2

Require a Diversity of Housing Types

- 4 different housing types allowed;
- 30% required to be under 2000 square feet to provide modestly sized units;
- 15% required to be priced affordable for buyers of a defined income;
- Payment of fee-in-lieu of construction of affordable units eliminated.



Goal #2

Require a Diversity of Housing Types

Bylaw Amendments include architecture and site design standards to make neighborhoods more livable and connected:

- New England style architecture
- Orientation of buildings to one another and to common areas
- Providing connections to open spaces and pocket neighborhoods through trails, paths and sidewalks;
- Garages along the sides of homes where feasible

Single Family



Regency at Stow | Stow, MA

- 1 - 2 stories
- 2 bedroom limitation in AAN District
- Subject to specific design and site plan standards
- Regency at Stow homes generally 2400 – 3000 sf.

Cottage Homes



Concord Riverwalk | Concord, MA

- 1.5 stories and <1800 sf. in size
- Arranged around shared open spaces and courtyards
- Pedestrian orientation
- Specific design and site plan standards

Townhomes



Faxon Farm | Stow, MA

- Allowed to construct up to 4 homes in a row;
- Subject to design standards

Multi-Family



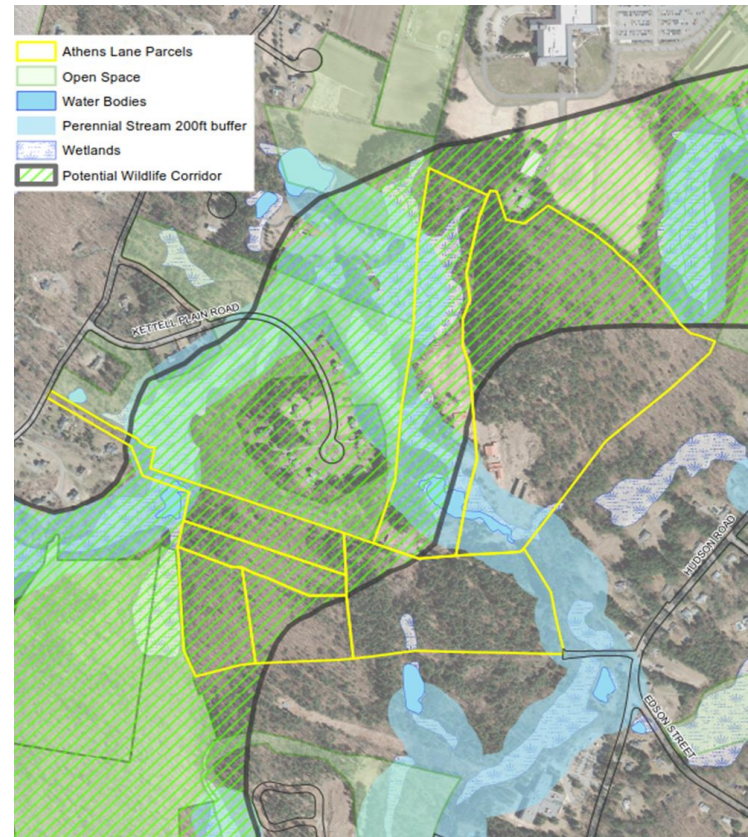
Leverage Property | Acton, MA

- Contains more than 1 dwelling;
- May be >1 story provided 35' height limit.
- Subject to specific design and site plan standards

Goal #3

Improve Open Space Planning

- Open Space requirement increased to 50% preserved in perpetuity;
- Allows for 5% as “pocket open space” to incentivize preserving wooded character of site;
- Adopts provisions from Planned Conservation Development bylaw (Section 8.5) for more thoughtful open space design and connection to surrounding conservation land.



Goal #4

Generate Functional Community Spaces

- Requirement to provide indoor and outdoor community spaces;
- Could include community gardens, parks, courtyards, kitchens, clubhouses, and other gathering places.
- Requirement to provide relatively equal access to community spaces, connected via roads, sidewalks and/or trails.

Next Steps



Review Public Forum comments and update Zoning Bylaw language to reflect planning goals;



Hold Public Hearing May 4, 2021, prior to Annual Town Meeting



Town Meeting | May 22, 2021.