

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: March 19, 2019

Time: 5:30 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 MAR 13 P 12:37

Continued Review:

1. **12-03-2018 – Order No. 18/19-1007452A (X19-1007198G):** Proposed Zoning Ordinance Amendment, Chapter 650 §22 & §5, relative to Multifamily Retirement Community, 90 Crowley Drive.
-REFER TO URBAN AFFAIRS
-PUBLIC HEARING: FEBRUARY 11, 2019
2. **12-17-2018 – Order No. 18/19-1007500:** Proposed Zoning Ordinance Amendment, Chapter 650, §15, §17, & §18 – Home Office & Contractor Yards.
-REFER TO PLANNING BOARD AND URBAN AFFAIRS
PUBLIC HEARING: FEBRUARY 11, 2019

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.



City of Marlborough Planning Board

Administrative Offices
135 Neil St.
Marlborough, MA 01752

PLANNING BOARD

Barbara L. Fenby, Chair
Philip Hodge
Sean N. Fay
George LaVenture
Christopher Russ
Matthew Elder
Krista Holmi, Administrator
(508) 624-6910 x33200
kholmi@marlborough-ma.gov

February 28, 2019

Mr. Edward Clancy
Council President
140 Main St.
Marlborough, MA 01752

RE: Council Order No. 18-1007452A Proposed Zoning Amendment,
Retirement Community- Detached and Townhomes, Retirement Community-Multifamily

Honorable President Clancy and Members:

At its regularly scheduled meeting on February 25, 2019, the Planning Board took the following action regarding the above-referenced Council order:

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to make a favorable recommendation to the City Council on the proposed zoning amendment. Motion carried.

In its decision, the Board referenced its previous statements (on Council Order #18-1007198D) in reaching its recommendation:

- The developer established that the proposed overlay district would result in a development meeting a demonstrated need for a diversified housing stock in the City of Marlborough;
- The developer established that the proposed overlay district would benefit the City by providing an age- restricted (Age 55+) housing option with a positive fiscal impact to the City of Marlborough;
- The developer established to the Board's satisfaction that the proposed overlay district fits into the neighborhood, and in the Board's opinion, approval of the overlay district for this area would not unduly burden abutters.

The Board continues to express its reservations relative to section 650-22C (ii) 10 – *A minimum of 1.0 parking space per dwelling unit shall be provided in a RCO-MF.* While we acknowledge the developer's expressed effort to negotiate additional overflow parking with an abutting property, the Board's preference is for the developer to establish an on-site property "land bank" for future parking needs.

Should you need further information, don't hesitate to contact me.

Sincerely,

Barbara L. Fenby
Chairperson

City Clerk
William Pezzoni
Brian Blaesser

City Council

From: City Council
Sent: Friday, March 15, 2019 12:11 PM
To: Steven Kerrigan; Donald Rider
Cc: Karen Boule; Sara Corbin
Subject: FOR YOUR FILES: Clean Version of Proposed Zoning Amendment and Revised PPT - Crowley Drive Zoning, Council Order No. 18-1007452A
Attachments: Council Order RE Proposed Amend to Secs 650-5 and 650-22 for RCO-MF Dist 3-19-19.pdf; Order No. 18-1007452A Proposed Zoning Amend to RCO District PPT for 3-19-19 UAC Meeting.PPTX; UrbanAffairsPosting2019_0319.pdf

From: Blaesser, Brian W. <bblaesser@rc.com>
Sent: Friday, March 15, 2019 10:44 AM
To: City Council <citycouncil@marlborough-ma.gov>
Cc: William Pezzoni (wpezzoni@daypitney.com) <wpezzoni@daypitney.com>
Subject: Council Order No. 18-1007452A

Dear Karen,

Attached for the Urban Affairs Committee meeting next Tuesday are the "clean" version of the proposed zoning amendment that was requested by Chairman Delano, and a revised PPT that includes a new slide showing the UAC – directed revision to the RCO-MF overlay boundary description, and new slides depicting the revised boundary on the Marlborough Zoning Map and the GIS map.

***Kindly confirm receipt.

Thank you.

Brian

Brian W. Blaesser, CRE, LEED AP

Robinson & Cole LLP
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Boston, MA 02108
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bblaesser@rc.com | www.rc.com
[Bio](#) | [Contact Card](#)

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IN CITY COUNCIL

Text as Reviewed by UAC on 3-12-19
and with UAC Revision to Section 650-
22.C(ii) (1) (RCO-MF Overlay Boundary)

ORDERED

Marlborough, Mass., _____
PAGE 1

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING RECEIVED FOR ITS CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING AND ADDING THERETO AS FOLLOWS:

1. Section 650-5, entitled Definitions; word usage, is hereby amended to read:

RETIREMENT COMMUNITY – DETACHED AND TOWNHOMES

A community consisting of detached or attached (only along side walls in so-called “townhouse” style) structures, constructed expressly for use as housing for persons aged 55 or over, on one parcel or on contiguous parcels of land, subject to the provisions of MGL c. 151B, § 4, as amended.

[Amended 1-6-2003 by Ord. No. 03-9821B; 1-6-2003 by Ord. No. 03-9821-1B; 1-6-2003 by Ord. No. 03-9821-2B]

RETIREMENT COMMUNITY – MULTIFAMILY

A community consisting of a single multiple unit structure constructed expressly for use as housing for persons aged 55 or over, on one parcel or on contiguous parcels of land, subject to the provisions of MGL c. 151B, § 4, as amended.

1. Section 650-22.A, entitled “Purpose” is hereby amended to read: Purpose. The purpose of the Retirement Community Overlay District shall be to advance the public health, safety and welfare by providing for the development of retirement communities that provide housing choices for persons aged 55 or over on sites which are otherwise zoned for other purposes but which, because of the size of the parcel being developed and its proximity to other residential neighborhoods and/or residential amenities and supportive services, will provide an appropriate environment for a retirement community
2. Section 650-22.C, entitled “Permitted uses” is hereby amended to read: Permitted uses. All permitted uses must comply with the appropriate provisions of Article V and Article VII, except as otherwise specified herein. In addition to those uses which are allowed, either as of right or by special permit, in the underlying district of any land which has been included in the Retirement Community Overlay District, the City Council may, by special permit in accordance with § 650-59, permit a Retirement Community - Detached and Townhomes, or a Retirement Community – Multifamily, as defined in § 650-5, consistent with the following provisions:

ORDERED

Marlborough, Mass., _____
PAGE 2

(i) Retirement Community – Detached and Townhomes (RCO-D/T)

(1)

No building in a RCO-D/T community shall be more than 2 1/2 stories in height.

(2)

Each building in a RCO-D/T community shall face either upon an existing street or upon a public or private way constructed within said RCO-D/T community and shall have a minimum front yard of no less than 20 feet from the edge of the paved way to the closest point of the structure and a side yard of not less than 10 feet from the edge of the paved way to the closest point of the structure. Each building, whether principal or accessory, shall be at least 10 feet distant from any other building by air line distance between the nearest points of the buildings.

(3)

No dwelling in a RCO-D/T community shall contain less than 1,000 square feet of living area or more than 2,400 square feet of living area.

(4)

All dwelling units in a RCO-D/T community shall be detached from the others or attached only along side walls in the so-called "townhouse" style.

(5)

The lot or lots on which a RCO-D/T community and any approved ancillary residential community are located shall contain, on a consolidated basis, at least 7,000 square feet per housing unit.

(6)

No part of any principal building in a RCO-D/T community shall be less than 25 feet from any exterior lot line or less than 50 feet from the side of any public way.

(7)

Each dwelling unit in a RCO-D/T community shall have its own attached yard area.

(8)

Required off-street parking for each dwelling unit in a RCO-D/T community shall be adjacent thereto. Each unit shall be required to provide at least one parking space inside a garage and an additional space in front of a garage, said garage to be attached to said unit. The City Council may, as a condition of its special permit, require additional off-street parking areas to be used in common by dwelling unit owners and their invitees. In addition, the City Council may, as a condition of the special permit, require the adoption of legally enforceable condominium bylaws or other similar regulations to limit or prohibit the presence in a RCO-D/T community, either entirely or except in designated locations, of boats, boat trailers, campers, or other recreational vehicles.

ORDERED

Marlborough, Mass., _____
PAGE 3

(9)

Maximum combined lot coverage in a RCO-D/T community and in any permitted ancillary residential community shall not exceed 40% of the total lot size.

(10)

Each lot or contiguous lots upon which a RCO-D/T community is located shall have total frontage on an existing public way of at least 250 feet. Each lot or combination of lots shall have a total size of not less than 10 acres. The underlying zoning district for all said land shall be either Industrial or Limited Industrial.

(11)

The City Council may, as a permit condition, require that all proposed condominium bylaws or similar binding RCO-D/T community regulations which may be relevant to the issuance of the permit, including but not limited to bylaw provisions prohibiting the presence of children residing in a RCO-D/T community and limiting or prohibiting the presence in a RCO-D/T community of boats, boat trailers, or recreational vehicles, be made a part of the special permit and that any change to or failure to enforce said provisions shall be a violation of said special permit.

(12)

The City Council may, as a permit condition, require that a proposed RCO-D/T community be constructed entirely on one lot, and that, from and after the date of the issuance of the building permit for said community or any portion thereof, no subdivision of said lot shall be allowed without the express approval of the City Council; provided, however, that the recording of a condominium master deed and the conveyance of condominium units within the area covered by said deed shall be allowed.

(13)

No unit in a RCO-D/T community shall have more than three bedrooms.

(ii) Retirement Community – Multifamily (RCO-MF)

(1)

The total area of the tract of contiguous parcels to be developed as a RCO-MF shall not be less than ten (10) acres. The underlying zoning district for all said land shall be either Industrial or Limited Industrial and be located within the area that lies within the perimeter of the following roadways: commencing at the Fitchburg Street intersection at the Rte. 85/290 Connector Road; then west along the Rte. 85/290 Connector Road to the intersection of Rte. 495; then south along

ORDERED

Marlborough, Mass., _____
PAGE 4

Rte. 495 to where it passes over the intersection with Berlin Road; then southeasterly along Berlin Road to the intersection with West Hill Road; then northeasterly along West Hill Road to the intersection with Fitchburg Street; then north along Fitchburg Street to the intersection with the Rte. 85/290 Connector Road. All of said land being in reasonable proximity to the UMass Memorial Marlborough Hospital and the interstate highway intersection of Rte. 495 and Rte. 290.

(2)

A RCO-MF may contain one (1) and two (2) bedroom units and studio units for independent living persons, and may include services and amenities for its residents, including but not limited to, dining facilities, in-unit kitchens, common rooms, activity rooms, exercise rooms, theater, chapel, library, pharmacy/gift shop/convenience store, beauty salon, barber shop, personal banking services, offices and accessory uses or structures, concierge and valet services, third-party vendor services, and recreation facilities.

(3)

No building in a RCO-MF shall be more than 3 stories in height.

(4)

The total number of dwelling units in a RCO-MF shall be limited to 12 units per acre.

(5)

No part of any principal building in a RCO-MF shall be less than 50 feet from any exterior lot line or less than 100 feet from any public way.

(6)

Maximum combined lot coverage in a RCO-MF, including any permitted accessory structures shall not exceed 40% of the tract or contiguous parcels.

(7)

The tract or contiguous parcels upon which a RCO-MF is located shall have a minimum total frontage on an existing public or private way of at least 200 feet.

(8)

The City Council may, as a permit condition, require that all proposed condominium bylaws or similar binding RCO-MF regulations which may be relevant to the issuance of the permit, including but not limited to bylaw provisions prohibiting the presence of children residing in a retirement community and limiting or prohibiting the presence in a retirement community of boats, boat trailers, or recreational vehicles, be made a part of the special permit and that any change to or failure to enforce said provisions shall be a violation of said special permit.

(9)

The City Council may, as a permit condition, require that a proposed RCO-MF be constructed entirely on one tract and that, from and after the date of the issuance of the building permit for

IN CITY COUNCIL

Text as Reviewed by UAC on 3-12-19
and with UAC Revision to Section 650-
22.C(ii) (1) (RCO-MF Overlay Boundary)

ORDERED

Marlborough, Mass., _____
PAGE 5

said community no subdivision of said tract shall be allowed without the express approval of the City Council; provided, however, that the recording of a condominium master deed and the conveyance of condominium units within the area covered by said deed shall be allowed.

(10)

A minimum of 1.0 parking space per dwelling unit shall be provided in a RCO-MF. Attached and detached garages shall count toward this parking requirement.

(11)

No dwelling unit in a RCO-MF shall contain less than 500 square feet of living area or more than 1300 square feet of living area.

(12)

No building in a RCO-MF need be located or placed further from the exterior line of any street or public way than the average distance from such street or way line of the dwellings or other principal buildings located on the lots adjacent thereto on either side. In determining such average, a vacant side lot having a frontage of 50 feet or more shall be considered as though occupied by a building having the required setback, and a lot separated from the lot in question only by a vacant lot having a frontage of less than 50 feet shall be deemed an adjacent lot. The point of measurement of the average distance shall be from the closest point of the principal building to the street or public way regardless of parcel ownership.

(13)

In a RCO-MF, there shall be provided with each multifamily building a landscaped area equal to the greatest single floor area of the building, provided that such landscaped area may include undisturbed natural areas such as vegetated areas, woodlands, wetlands and floodplain areas.

Be and is herewith **SET A PUBLIC HEARING FOR _____, ADVERTISE,**
REFER TO PLANNING BOARD.

ADOPTED

IN CITY COUNCIL

Text as Reviewed by UAC on 3-12-19
and with UAC Revision to Section 650-
22.C(ii) (1) (RCO-MF Overlay Boundary)

ORDERED

Marlborough, Mass., _____
PAGE 6

ORDER NO. 18-1007452A

City of Marlborough

Proposed Zoning Amendment to §650-5 and §650-22 to Allow High Quality Multifamily Residential Community for Independent Seniors within Retirement Community Overlay District

(City Council Order #18-1007452A)

Property Owner

First Colony Crowley Drive One LLC

(Jon Delli Priscoli)

Overview

- Purpose of Proposed Amendment
- Need for Independent Senior Living in Marlborough
- Benefits to Marlborough of Multifamily Housing for Independent Senior Living
- Key Features of High Quality Independent Senior Living
- Boundaries of Proposed Retirement Community – Multifamily Overlay (RCO-MF) District - REVISED
- Traffic Impact of Multifamily Independent Senior Living Development (*MDM Study and PD Extended Speed Study*)
- Parking Requirement for Multifamily Independent Senior Living Development
- Fiscal Impact of Multifamily Independent Senior Living Development
- Key Provisions of Proposed Amendment

Proposed Amendment to Chapter 650

The Need for Independent Senior Living in Marlborough and the Benefits to the City

Proposed Amendment to Chapter 650

Need for Independent Senior Living in Marlborough

Source: National Investment Council for Seniors Housing (4Q18 Data Release)

- Two skilled nursing communities (The Reservoir Center; Marlborough Hills Healthcare Center): No independent senior living units.
- One community offering combination of independent senior living, assisted living and memory care (New Horizons & Hearthstone at New Horizons): 150 independent senior living units.
- TOTAL UNITS: 150

Proposed Amendment to Chapter 650

Need for Independent Senior Living in Marlborough

Source: National Investment Council for Seniors Housing (4Q18 Data Release)

- **Within 8 mile radius of Marlborough**
 - There are 7,499 households aged 75+ years old, and these households are growing at 3% per year.
 - There are 626 independent living units and they are 16.75 years old, with the most recent units being built in 2013.
- **Consequence: Marlborough senior residents wishing to live independently in a high quality multifamily community have restricted choice within Marlborough and poor choices outside City**

Proposed Amendment to Chapter 650

Benefits to Marlborough of Multifamily Housing for Independent Senior Living

*Multifamily Market and Fiscal
Impact Analysis Report
(RKG Associates (2017))*

- Age-restricted (Age 55+) housing provides the most lucrative fiscal impact for Marlborough
- Communities with diverse housing supply in terms of both type and price have greater economic sustainability and resilience over time

Proposed Amendment to Chapter 650

Features of High Quality MF Independent Senior Living Community

Independent Senior Living Community Model

Service

- Live-in Managers
- 24/7 Professionally Staffed
- Medical Alert System 24/7
- Concierge Services
- Free Scheduled Transportation
- Resort Style Dining
- Valet Parking
- Weekly Housekeeping
- Full Time Maintenance
- **Personal Case Services**

Home

- Full Modern Kitchens
- Spacious Closets
- Washer & Dryer Hook-Ups
- Individual Climate Controls
- Pet Friendly
- All Utilities Paid (except phone)
- Cable Included
- Patios & Balcony Options

Community

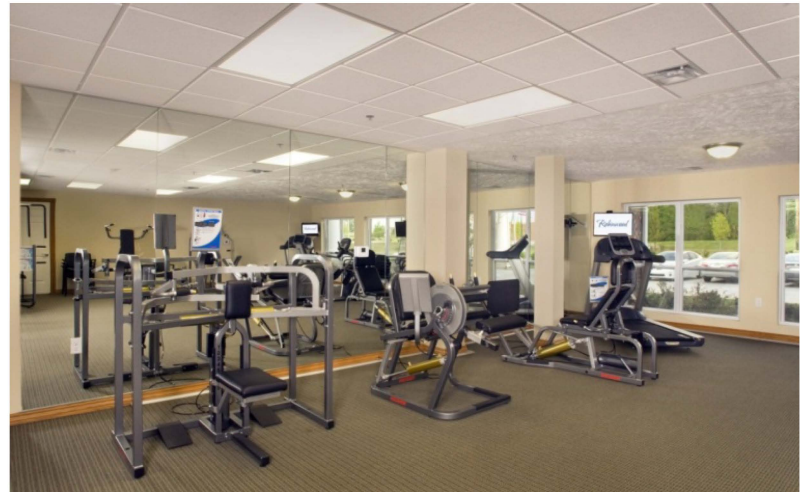
- 150-seat Theatre
- On-Site Bank
- Pharmacy/Gift Shop
- Salon/Barber
- Library
- Billiards
- Communications Center (Internet, Mail, Copy & Fax)
- Garages & Storage Options
- Elevators to All Floors

Fun

- Full Time Lifestyle Director
- Daily Social Invitations & Activities
- Shopping & Outings
- Lounge
- Resident Travel Program
- Fitness Center 24/7
- Free Fitness Classes
- Whirl Pool/Spa



Independent Senior Living Community Model



Marlborough Urban Affairs Committee Meeting (March 19, 2019)

Independent Senior Living Community Model



Marlborough Urban Affairs Committee Meeting (March 19, 2019)

Proposed Amendment to Chapter 650

Purpose of Proposed Amendment

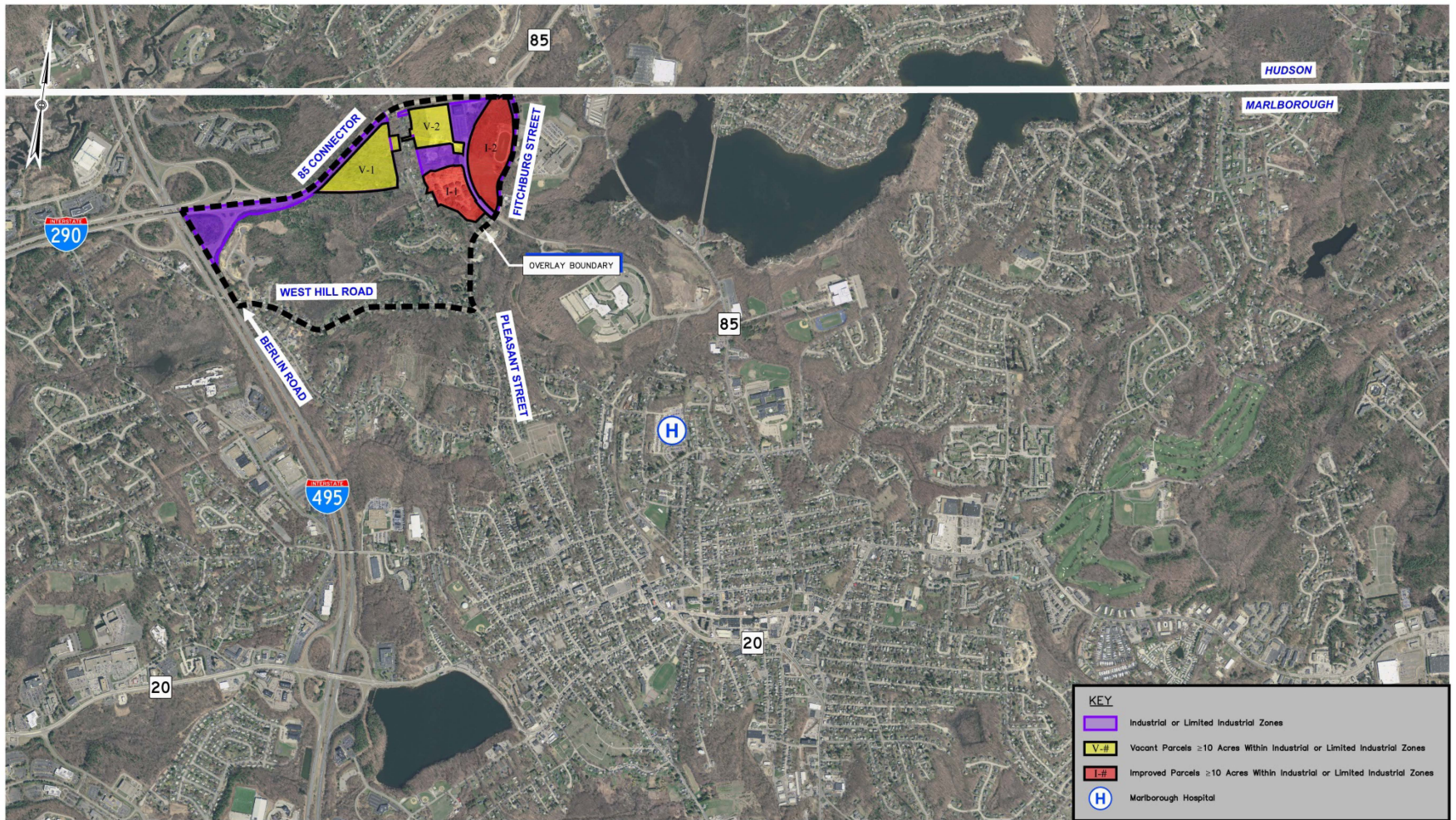
Proposed Amendment to Chapter 650

Purpose

- **General Purpose of Proposed Amendment:** To broaden the housing choices in Marlborough for seniors above 55 years who do not require assistance and wish to live independently in Marlborough in a high quality multifamily residential community.
- **Specific Purpose of Proposed Amendment:** To allow for the development under the Retirement Community Overlay (RCO) District of a *single building independent senior living multifamily community*, in addition to the existing detached and townhouse style dwellings currently allowed under this overlay district.

Proposed RCO-MF Overlay District

Revised Boundaries of Overlay
Based on March 12, 2019 Input of
Urban Affairs Committee



Base Plan Sources: MassGIS; City of Marlborough GIS

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers
28 Lord Road, Suite 280
Marlborough, MA 01752

Scale: As Noted
DWG No. 985 Overlay District Boundary (3-13-2019).dwg

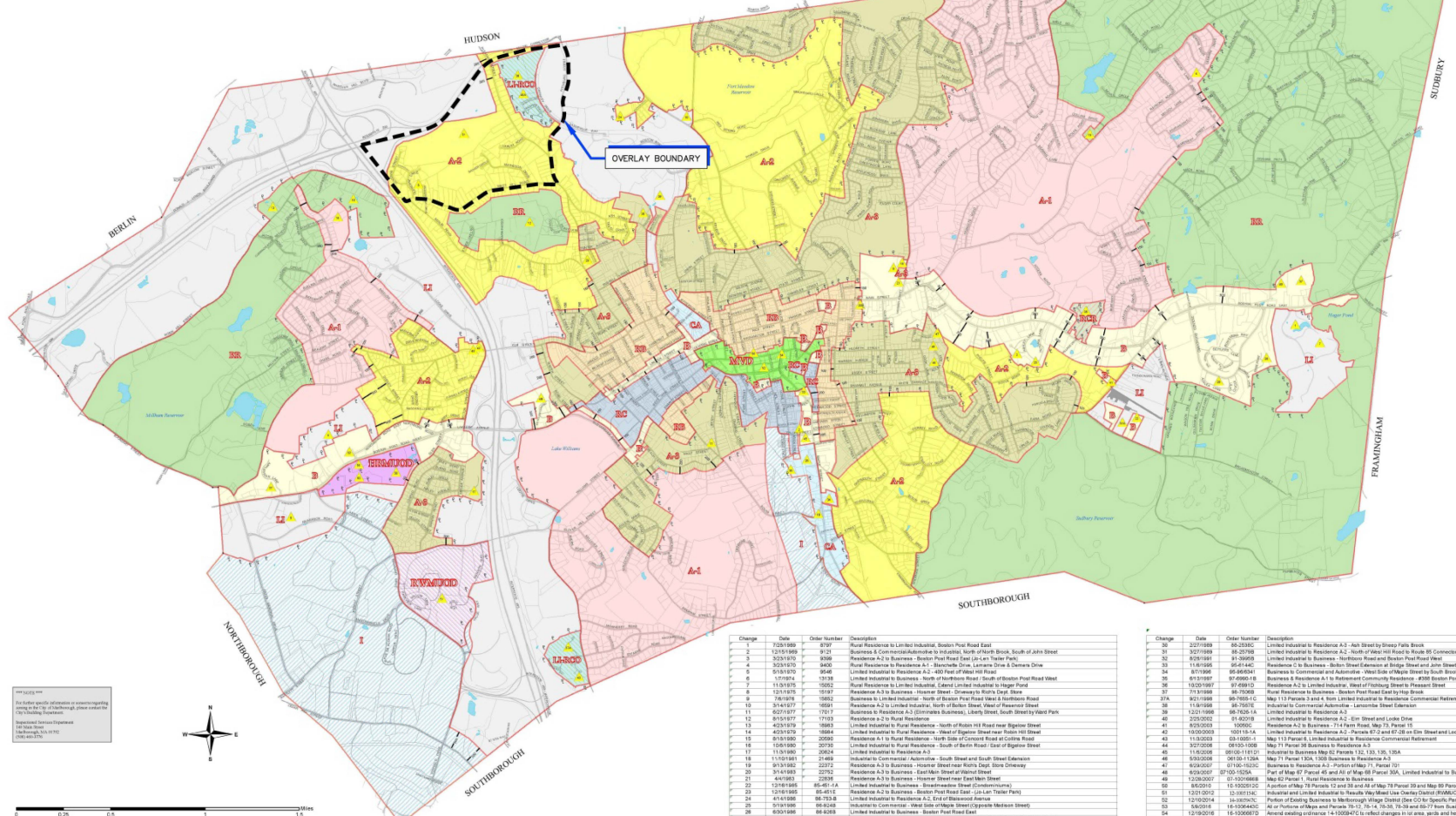
Date: March 13, 2019
Project No. 985

Proposed Retirement Community - Multi-Family Zoning Overlay Boundary

SCALE
0 400 800 1600 2400 FEET

Marlborough Urban Affairs Committee Meeting (March 19, 2019)

City of Marlborough, Massachusetts Zoning Map



Change	Date	Order Number	Description
1	7/20/1989	9127	Rural Residence to Limited Industrial, Boston Post Road East
2	1/31/1989	9129	Business & Commercial/Industrial to Industrial, North North Brook, South of John Street
3	5/23/1970	2058	Residence A-2 to Residence - Boston Post Road East (See L-1, Taylor Park)
4	5/23/1970	9400	Rural Residence to Residence A-1 - Blandville Drive, Lamara Drive & Demers Drive
5	5/23/1970	9548	Limited Industrial to Residence A-2 - 400 Feet off West Hill Road
6	1/7/1974	13738	Limited Industrial to Business - North of Northbrook Road, South of Boston Post Road West
7	11/10/1975	15882	Rural Residence to Limited Industrial, Cabot Limited Industrial to Bigger Pond
8	12/11/1975	15947	Residence A-2 to Residence - Haver Street, Chimes to Ruffin Drive
9	7/6/1978	15882	Business to Limited Industrial - North of Boston Post Road East & Northbrook Road
10	3/4/1977	16891	Residence A-2 to Limited Industrial - North of Boston Post Road, West of Reservoir Street
11	6/27/1977	17017	Business to Residence A-2 (Commercial Business, Liberty Street, South Street to West Park
12	8/10/1977	17193	Residence A-2 to Rural Residence
13	4/23/1978	16883	Limited Industrial to Rural Residence - North of West Hill Road near Bigger Pond
14	4/23/1978	16884	Limited Industrial to Rural Residence - West of Boston Post Road near Boston Post Road
15	8/10/1980	20589	Residence A-2 to Rural Residence - South Side of Common Road of Collins Road
16	1/26/1980	16885	Limited Industrial to Rural Residence - South of Boston Road, East of Bigger Pond
17	11/10/1980	20624	Limited Industrial to Residence A-3
18	1/10/1981	20624	Residence A-3 to Rural Residence - Boston Street and South Street, Cabot Limited Industrial
19	3/14/1982	22372	Residence A-3 to Business - Haver Street near Ruffin Drive, Stone Drive
20	3/14/1982	22372	Residence A-3 to Business - Cabot Limited Industrial to Boston Street
21	4/4/1983	22836	Residence A-3 to Business - Haver Street near Ruffin Drive, Stone Drive
22	3/10/1985	86-45-14	Limited Industrial to Business - Cabot Limited Industrial (Commercial)
23	1/21/1985	86-45-15	Residence A-2 to Business - Boston Post Road East - See L-1, Taylor Park
24	4/14/1985	86-75-18	Limited Industrial to Residence A-2, 61 of Cabot Limited Industrial
25	5/10/1985	86-82-18	Industrial to Commercial - West Side of Boston Post Road (Spartan Industrial Street)
26	6/20/1985	86-82-18	Limited Industrial to Business - Boston Post Road East (See L-1)
27	9/14/1987	87-10-18	Residence A-1 Limited Industrial to Business - Boston Post Road West & Northbrook Road
28	1/21/1988	87-14-18	Limited Industrial to Business - Boston Post Road East (See L-1)
29	4/25/1988	88-20-10C	Business to Residence A-2 (Commercial Business) - Pleasant Street and Mountain Drive

Change	Date	Order Number	Description
30	3/27/1989	88-20-10C	Limited Industrial to Residence A-2 - Ash Street by Bigger Pond Brook
31	3/27/1989	88-20-10C	Limited Industrial to Residence A-2 - South of West Hill Road to Route 91 Connector
32	3/27/1989	87-10-18	Limited Industrial to Business - Northbrook Road and Boston Post Road West
33	1/6/1986	85-47-44C	Residence C to Business - Boston Street Extension at Bridge Street and John Street
34	8/10/1986	86-68-241	Business to Commercial and Residential - West Side of Maple Street by South Brook
35	6/10/1987	87-08-10C	Business & Residence A-1 to Residential Community Residence - #300 Boston Post Road East (Zone Established)
36	1/20/1987	87-08-10C	Business & Residence A-2 to Limited Industrial - West of Village Street by Pleasant Street
37	7/1/1988	88-75-08B	Rural Residence to Business - Boston Post Road East by High Brook
38	8/1/1988	88-75-08C	Map 111 Parcel 3 and 4 - Rural Limited Industrial to Residence Commercial Retirement
39	11/10/1988	88-75-08C	Industrial to Commercial and Residential - Lancaster Street Extension
40	8/6/1988	88-75-08C	Limited Industrial to Residence A-2
41	8/20/1988	87-08-10C	Limited Industrial to Residence A-2 - Elm Street and Lake Drive
42	8/20/1988	87-08-10C	Residence A-1 to Business - 71 Farm Road, Map 79, Parcel 10
43	10/30/2003	0211-18-14	Limited Industrial to Residence A-2 - Route 67 and 67 and 28 on Elm Street and Lake Drive
44	11/30/2003	0211-18-14	Map 111 Parcel 4 - Limited Industrial to Residence Commercial Retirement
45	11/30/2003	0211-18-14	Map 111 Parcel 5 - Limited Industrial to Residence Commercial Retirement
46	11/30/2003	0211-18-14	Industrial to Business Map 62 Parcel 12, 13, 14, 15A, 15B
47	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
48	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
49	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
50	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
51	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
52	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
53	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
54	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
55	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
56	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
57	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2
58	11/30/2003	0211-18-14	Map 79 Parcel 10 - Limited Industrial to Residence A-2

Proposed RCO-MF Overlay District

**Text Description of Revised
Boundary Based on March 12 2019
Input of Urban Affairs Committee**

(ii) Retirement Community – Multifamily (RCO-MF)

(1)

The total area of the tract of contiguous parcels to be developed as a RCO-MF shall not be less than ten (10) acres. The underlying zoning district for all said land shall be either Industrial or Limited Industrial and be located within the area that lies within the perimeter of the following roadways: commencing at the Fitchburg Street intersection at the Rte. 85/290 Connector Road; then west along the Rte. 85/290 Connector Road to the intersection of Rte. 495; then south along Rte. 495 to where it passes over the intersection with Berlin Road; then southeasterly along Berlin Road to the intersection with ~~Pleasant Street~~West Hill Road; then ~~north~~northeasterly along ~~Pleasant Street~~West Hill Road to the intersection with Fitchburg Street; then north along Fitchburg Street to the intersection with the Rte. 85/290 Connector Road. All of said land being in reasonable proximity to the UMass Memorial Marlborough Hospital and the interstate highway intersection of Rte. 495 and Rte. 290.

Proposed Amendment to Chapter 650

Traffic Impact Analysis of Multifamily Independent Senior Living Facility

Traffic Impact Assessment

High Quality Multifamily Residential Community for
Independent Seniors

(1) MDM Traffic Impact Assessment Study

(2) Police Department (PD) Extended Speed Study

Robert J. Michaud, P.E., Managing Principal

March 12, 2019

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Marlborough Urban Affairs Committee Meeting (March 19, 2019)

Study Intersections



● Study Intersections

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Marlborough Urban Affairs Committee Meeting (March 19, 2019)

MDM Traffic Study Methodology

- **EEA/MassDOT Traffic Study Guidelines**
- **Institute of Transportation Engineers (ITE) Guidelines**
 - Existing Traffic/Pedestrian Counts: June 2018
 - Projected 7-Year Horizon Volumes (2025)
 - Site Traffic Estimated (ITE standards applied)
 - Operations and Safety Analysis
- **Study Updated (February 2019)**

Conclusions of MDM Traffic Impact Assessment

Senior Multifamily Independent Living Facility

- A Senior Multifamily Independent Living Facility of average size per ITE is a low traffic generator.
- Ample roadway capacity is available to support the use with no material impact to operations.
- No safety deficiencies are evident that would require countermeasures.
- Special traffic controls at intersection of Fitchburg Street at Crowley Drive/Sasseville Road are not needed or warranted to support the use.

Analysis of Police Department (PD) Extended Speed Study

- **Primary purpose of Marlborough PD Study was to quantify speeds on Crowley Drive for enforcement purposes—not traffic volumes at peak hours.**
- **Radar equipment was used to quantify average, 85th percentile and min/max speeds.**
- **Traffic volumes were reported as cumulative over 7-day period and therefore not directly comparable to MDM traffic study data.**

Police Department Speed Study Results

- Confirmed 85th percentile speeds are consistent with regulatory limit (27 mph versus 30 mph regulatory).
- Provided tabulation of cumulative volume over 7-day survey period; RAW PD Study volume data must be broken down for comparison to MDM study.
- PD Study's RAW volume data are consistent with MDM data when analyzed in terms of the peak PM period (peak design volume).

MDM Study Results

- **Crowley Drive counts conducted June 14 2018 (Thursday).**
- **Updated counts conducted February 21, 2019 (Thursday).**
- **Thursday 5-6 PM represents a peak design volume used by traffic engineers for considering project impact and whether the minimum volume thresholds for traffic signal control are met.**
- **MDM Study (Original and Updated) project a 7-year horizon that assumes build out of all properties along Crowley Drive.**

Crowley Drive Volumes

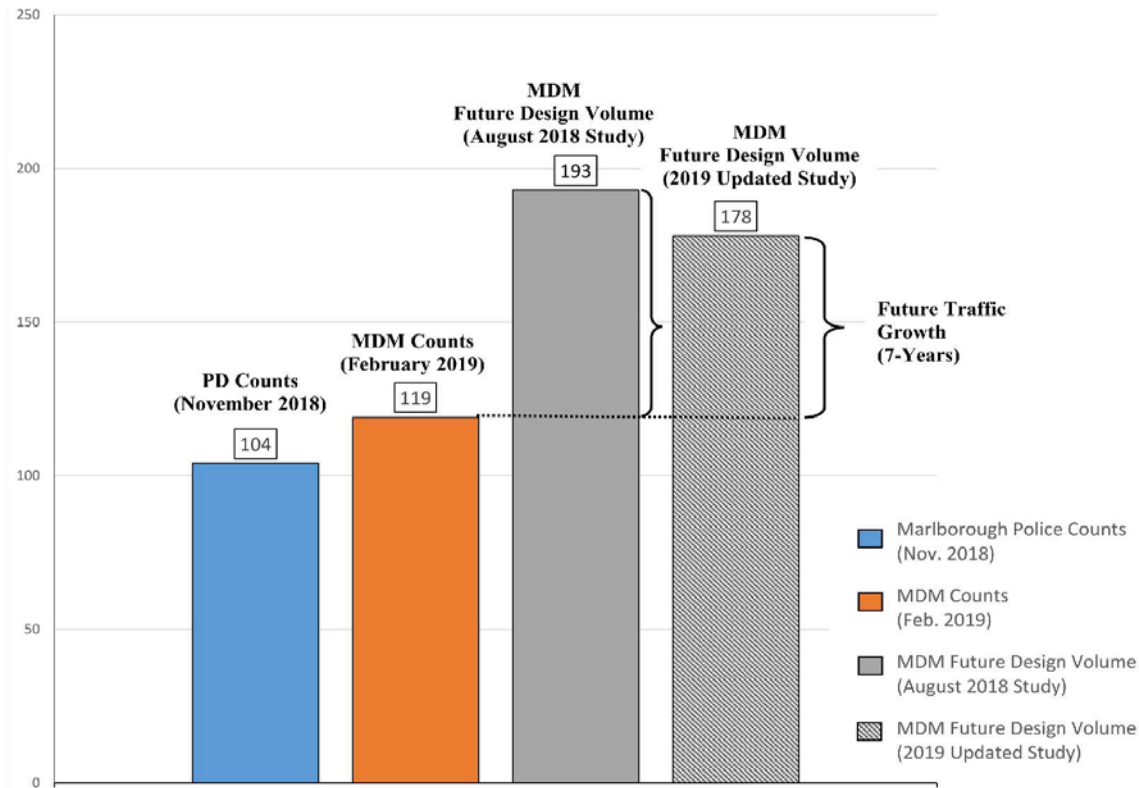
PD Study Counts vs. MDM Study Counts

PD Counts (November 2018)	MDM Counts (February 2019)	MDM Future Design Volumes (2025)	
		(August 2018 Study)	(2019 Updated Study)
104	119	193	178

- PD Study PM peak hour: 104 vehicles
- MDM February 2019 PM peak hour: 119 vehicles
- Original MDM Study projected a “PM Peak Design Volume” of 193 vehicles on Crowley Drive
- Updated MDM Study projects a “PM Peak Design Volume” of 178 vehicles on Crowley Drive

Traffic Volume (PM Peak Hour)

PD Study vs. MDM Study



Conclusions

- **PD Study data and MDM Study data (from both June 2018 and February 2019 counts) are very consistent.**
- **MDM Original Study findings and conclusions remain valid.**
- **MDM Updated Study findings and conclusions confirm MDM Original Study findings and conclusions.**

Proposed Amendment to Chapter 650

Parking Requirements of Multifamily Independent Senior Living Facility

Parking Ratio

Massachusetts Senior Independent Living Communities

SENIOR INDEPENDENT LIVING COMMUNITIES				
Community	Location	No. of Units	No. of Parking Spaces (Including Garages)	Parking Ratio
Colonial Gardens	105 Cherry Hill Drive, Beverly, MA	172	130 (28 Garages)	0.76
Magnolia Heights	485 E Central Street, Franklin, MA	136	85 (10 Garages)	0.63
Fairview Estates	132 E Main Street, Hopkinton, MA	127	92 (10 Garages)	0.72
Heatherwood	1624 Main Street, Tewksbury, MA	126	100 (6 Garages)	0.79
The Highlands	129 E Main Street, Westborough, MA	128	90 (11 Garages)	0.70

Proposed Amendment to Chapter 650

Fiscal Impact of Multifamily Independent Senior Living Facility

Fiscal Impact Revenue and Expenditure of New Construction Age-Restricted Independent Living Apartments

Table 3
Fiscal Impact Revenue-Expenditure Summary

Category	Nominal Values	New Construction Non-Restricted Apartments	New Construction Age-Restricted Independent Living Apartments	New Construction Age-Restricted Condominiums
Incremental Revenues		\$2,592	\$2,592	\$5,346
Incremental Expenditures		\$1,604	\$769	\$769
<i>NET IMPACT (Per Unit)</i>		<i>\$988</i>	<i>\$1,823</i>	<i>\$4,577</i>

Source: RKG Associates; 2018

Source: RKG Associates (July 2018)

CITY OF MARLBOROUGH
SENIOR INDEPENDENT LIVING FISCAL BENEFIT COMPARISON
TOWNHOMES VS. MULTIPLE UNIT BUILDING @ 12 UNITS/ACRE

SITE DEVELOPMENT STANDARDS	TOWNHOMES	MULTIPLE UNIT BUILDING
Parcel Size:	10 Acres	10 Acres
Density	12 Units/Acre	12 Units/Acre
Minimum Square Feet Per Housing Unit	7,000 s.f. [\$650-22.C.(5)]	N/A
Maximum Lot Coverage	40% [.40 x 435,600 s.f. = 174,240 s.f.]	40% [.40 x 435,600 s.f. = 174,240 s.f.]
Attached Yard Area per Dwelling Unit	Required [\$650-22.C.(7)]	Open Space/Landscaped Area = Greatest Single Floor Area of Building [Estimate: 3.0 Acres]
No. of Units on Parcel	24.89 units [174,240 s.f. ÷ 7,000 s.f. per unit = 24.89]	120 units
Net Fiscal Benefit Per Unit (RKG Report)	\$4,577/unit	\$1,823/unit
TOTAL NET FISCAL BENEFIT	\$113,921 [24.89 x \$4,577 = \$113, 921]	\$218,760 [120 x \$1,823 = \$218,760]

Proposed RCO-MF Overlay District

Council Order 18-1007452A

**Key Provisions of Zoning Amendment
§650-5 and §650-22**

Proposed Amendment to Chapter 650

Key Provisions of Proposed Amendment (Definition Added)

- **RETIREMENT COMMUNITY –
MULTIFAMILY**

A community consisting of a single multiple unit structure constructed expressly for use as housing for persons aged 55 or over, on one parcel or on contiguous parcels of land, subject to the provisions of MGL c. 151B, § 4, as amended.

Proposed Amendment to Chapter 650

Key Provisions of Proposed Amendment

- Height: Limits the height of a multifamily retirement community to 3 stories.
- Density: Limits the total number of dwelling units of a multifamily retirement community to 12 units per acre.
- Lot Coverage: Limits the maximum lot coverage of a multifamily retirement community to 40% of the tract or contiguous parcels.

Proposed Amendment to Chapter 650

Key Provisions of Proposed Amendment

- Frontage: Requires that the tract or contiguous parcels upon which a multifamily retirement community is located must have a minimum total frontage on an existing public or private way of at least 200 feet.
- Parking: Provides that a minimum of 1.0 parking space per dwelling unit must be provided in a multifamily retirement community, with attached and detached garages counting toward this parking requirement.

Proposed Amendment to Chapter 650

Key Provisions of Proposed Amendment

- Minimum Living Area: Provides that no dwelling unit in a multifamily retirement community may contain less than 500 square feet of living area or more than 1300 square feet of living area.
- Landscaping: Requires that in a multifamily retirement community, there must be provided with each multifamily building a landscaped area equal to the greatest single floor area of the building, provided that such landscaped area may include undisturbed natural areas such as vegetated areas, woodlands, wetlands and floodplain areas.

IN CITY COUNCIL

ORDERED

Marlborough, Mass., _____

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING RECEIVED FOR ITS CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING AND ADDING THERETO AS FOLLOWS:

1. Section 650-5, entitled Definitions; word usage, is hereby amended to read:

RETIREMENT COMMUNITY – DETACHED AND TOWNHOMES

A community consisting of detached or attached (only along side walls in so-called “townhouse” style) structures, constructed expressly for use as housing for persons aged 55 or over, on one parcel or on contiguous parcels of land, subject to the provisions of MGL c. 151B, § 4, as amended.

[Amended 1-6-2003 by Ord. No. 03-9821B; 1-6-2003 by Ord. No. 03-9821-1B; 1-6-2003 by Ord. No. 03-9821-2B]

RETIREMENT COMMUNITY – MULTIFAMILY

A community consisting of a single multiple unit structure constructed expressly for use as housing for persons aged 55 or over, on one parcel or on contiguous parcels of land, subject to the provisions of MGL c. 151B, § 4, as amended.

1. Section 650-22.A, entitled “Purpose” is hereby amended to read: Purpose. The purpose of the Retirement Community Overlay District shall be to advance the public health, safety and welfare by providing for the development of retirement communities that provide housing choices for persons aged 55 or over on sites which are otherwise zoned for other purposes but which, because of the size of the parcel being developed and its proximity to other residential neighborhoods and/or residential amenities and supportive services, will provide an appropriate environment for a retirement community.

2. Section 650-22.C, entitled “Permitted uses” is hereby amended to read: Permitted uses. All permitted uses must comply with the appropriate provisions of Article V and Article VII, except as otherwise specified herein. In addition to those uses which are allowed, either as of right or by special permit, in the underlying district of any land which has been included in the Retirement Community Overlay District, the City Council may, by special permit in accordance with § 650-59, permit a Retirement Community - Detached and Townhomes, or a Retirement Community – Multifamily, as defined in § 650-5, consistent with the following provisions:

(i) Retirement Community – Detached and Townhomes (RCO-D/T)

(i) Retirement Community – Detached and Townhomes (RCO-D/T)

(1)

No building in a RCO-D/T community shall be more than 2 1/2 stories in height.

(2)

Each building in a RCO-D/T community shall face either upon an existing street or upon a public or private way constructed within said RCO-D/T community and shall have a minimum front yard of no less than 20 feet from the edge of the paved way to the closest point of the structure and a side yard of not less than 10 feet from the edge of the paved way to the closest point of the structure. Each building, whether principal or accessory, shall be at least 10 feet distant from any other building by air line distance between the nearest points of the buildings.

(i) Retirement Community – Detached and Townhomes (RCO-D/T)

(3)

No dwelling in a RCO-D/T community shall contain less than 1,000 square feet of living area or more than 2,400 square feet of living area.

(4)

All dwelling units in a RCO-D/T community shall be detached from the others or attached only along side walls in the so-called "townhouse" style.

(5)

The lot or lots on which a RCO-D/T community and any approved ancillary residential community are located shall contain, on a consolidated basis, at least 7,000 square feet per housing unit.

(i) Retirement Community – Detached and Townhomes (RCO-D/T)

(6)

No part of any principal building in a RCO-D/T community shall be less than 25 feet from any exterior lot line or less than 50 feet from the side of any public way.

(7)

Each dwelling unit in a RCO-D/T community shall have its own attached yard area.

(8)

Required off-street parking for each dwelling unit in a RCO-D/T community shall be adjacent thereto. Each unit shall be required to provide at least one parking space inside a garage and an additional space in front of a garage, said garage to be attached to said unit. The City Council may, as a condition of its special permit, require additional off-street parking areas to be used in common by dwelling unit owners and their invitees. In addition, the City Council may, as a condition of the special permit, require the adoption of legally enforceable condominium bylaws or other similar regulations to limit or prohibit the presence in a RCO-D/T community, either entirely or except in designated locations, of boats, boat trailers, campers, or other recreational vehicles.

(i) Retirement Community – Detached and Townhomes (RCO-D/T)

(9)

Maximum combined lot coverage in a RCO-D/T community and in any permitted ancillary residential community shall not exceed 40% of the total lot size.

(10)

Each lot or contiguous lots upon which a RCO-D/T community is located shall have total frontage on an existing public way of at least 250 feet. Each lot or combination of lots shall have a total size of not less than 10 acres. The underlying zoning district for all said land shall be either Industrial or Limited Industrial.

(i) Retirement Community – Detached and Townhomes (RCO-D/T)

(11)

The City Council may, as a permit condition, require that all proposed condominium bylaws or similar binding RCO-D/T community regulations which may be relevant to the issuance of the permit, including but not limited to bylaw provisions prohibiting the presence of children residing in a RCO-D/T community and limiting or prohibiting the presence in a RCO-D/T community of boats, boat trailers, or recreational vehicles, be made a part of the special permit and that any change to or failure to enforce said provisions shall be a violation of said special permit.

(12)

The City Council may, as a permit condition, require that a proposed RCO-D/T community be constructed entirely on one lot, and that, from and after the date of the issuance of the building permit for said community or any portion thereof, no subdivision of said lot shall be allowed without the express approval of the City Council; provided, however, that the recording of a condominium master deed and the conveyance of condominium units within the area covered by said deed shall be allowed.

(13)

No unit in a RCO-D/T community shall have more than three bedrooms.

(ii) Retirement Community – Multifamily (RCO-MF)

(1)

The total area of the tract of contiguous parcels to be developed as a RCO-MF shall not be less than ten (10) acres. The underlying zoning district for all said land shall be either Industrial or Limited Industrial and be located within the area that lies within the perimeter of the following roadways: commencing at the Fitchburg Street intersection at the Rte. 85/290 Connector Road; then west along the Rte. 85/290 Connector Road to the intersection of Rte. 495; then south along Rte. 495 to where it passes over the intersection with Berlin Road; then southeasterly along Berlin Road to the intersection with West Hill Road; then northeasterly along West Hill Road to the intersection with Fitchburg Street; then north along Fitchburg Street to the intersection with the Rte. 85/290 Connector Road. All of said land being in reasonable proximity to the UMass Memorial Marlborough Hospital and the interstate highway intersection of Rte. 495 and Rte. 290.

(ii) Retirement Community – Multifamily (RCO-MF)

(2)

A RCO-MF may contain one (1) and two (2) bedroom units and studio units for independent living persons, and may include services and amenities for its residents, including but not limited to, dining facilities, in-unit kitchens, common rooms, activity rooms, exercise rooms, theater, chapel, library, pharmacy/gift shop/convenience store, beauty salon, barber shop, personal banking services, offices and accessory uses or structures, concierge and valet services, third-party vendor services, and recreation facilities.

(3)

No building in a RCO-MF shall be more than 3 stories in height.

(4)

The total number of dwelling units in a RCO-MF shall be limited to 12 units per acre.

(5)

No part of any principal building in a RCO-MF shall be less than 50 feet from any exterior lot line or less than 100 feet from any public way.

(ii) Retirement Community – Multifamily (RCO-MF)

(6)

Maximum combined lot coverage in a RCO-MF, including any permitted accessory structures shall not exceed 40% of the tract or contiguous parcels.

(7)

The tract or contiguous parcels upon which a RCO-MF is located shall have a minimum total frontage on an existing public or private way of at least 200 feet.

(8)

The City Council may, as a permit condition, require that all proposed condominium bylaws or similar binding RCO-MF regulations which may be relevant to the issuance of the permit, including but not limited to bylaw provisions prohibiting the presence of children residing in a retirement community and limiting or prohibiting the presence in a retirement community of boats, boat trailers, or recreational vehicles, be made a part of the special permit and that any change to or failure to enforce said provisions shall be a violation of said special permit.

(ii) Retirement Community – Multifamily (RCO-MF)

(9)

The City Council may, as a permit condition, require that a proposed RCO-MF be constructed entirely on one tract and that, from and after the date of the issuance of the building permit for said community no subdivision of said tract shall be allowed without the express approval of the City Council; provided, however, that the recording of a condominium master deed and the conveyance of condominium units within the area covered by said deed shall be allowed.

(10)

A minimum of 1.0 parking space per dwelling unit shall be provided in a RCO-MF. Attached and detached garages shall count toward this parking requirement.

(11)

No dwelling unit in a RCO-MF shall contain less than 500 square feet of living area or more than 1300 square feet of living area.

(ii) Retirement Community – Multifamily (RCO-MF)

(12)

No building in a RCO-MF need be located or placed further from the exterior line of any street or public way than the average distance from such street or way line of the dwellings or other principal buildings located on the lots adjacent thereto on either side. In determining such average, a vacant side lot having a frontage of 50 feet or more shall be considered as though occupied by a building having the required setback, and a lot separated from the lot in question only by a vacant lot having a frontage of less than 50 feet shall be deemed an adjacent lot. The point of measurement of the average distance shall be from the closest point of the principal building to the street or public way regardless of parcel ownership.

13)

In a RCO-MF, there shall be provided with each multifamily building a landscaped area equal to the greatest single floor area of the building, provided that such landscaped area may include undisturbed natural areas such as vegetated areas, woodlands, wetlands and floodplain areas.

Be and is herewith **SET A PUBLIC HEARING FOR _____, ADVERTISE,
REFER TO PLANNING BOARD.**

ADOPTED

ORDER NO. 18-1007452A

City of Marlborough

Proposed Zoning Amendment to §650-5 and §650-22 to Allow High Quality Multifamily Residential Community for Independent Seniors within Retirement Community Overlay District

(City Council Order #18-1007452A)

Property Owner

First Colony Crowley Drive One LLC

(Jon Delli Priscoli)