

West Newbury Housing Opportunities Initiative (aka MBTA Communities Zoning Compliance)

Public Forum 2-June 27, 2023



Town of
West Newbury
Massachusetts

DODSON & FLINKER
Landscape Architecture and Planning

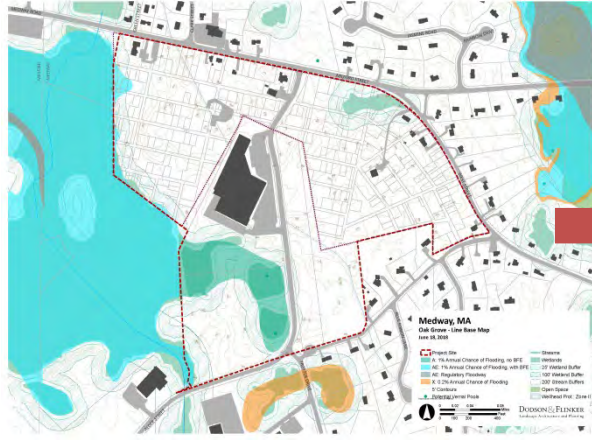


Agenda

Minutes	Topic
5	Welcome & Introductions
35	Introduction to Project <ul style="list-style-type: none">- Project Overview- MBTA Communities Law- Opportunity sites for tonight- Development Examples
5	Q&A
90	Design Exercises
40	Report out & Group Discussion
5	Closing

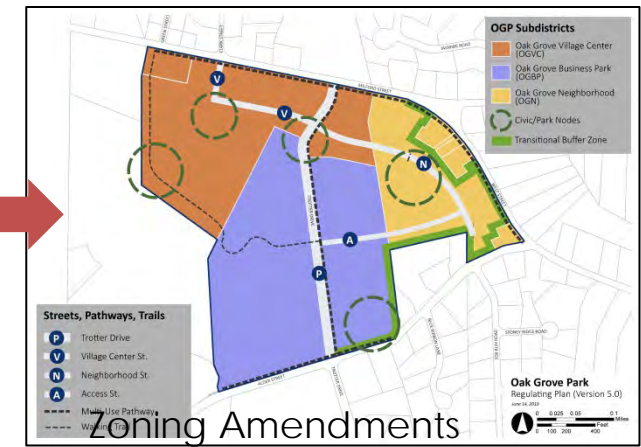
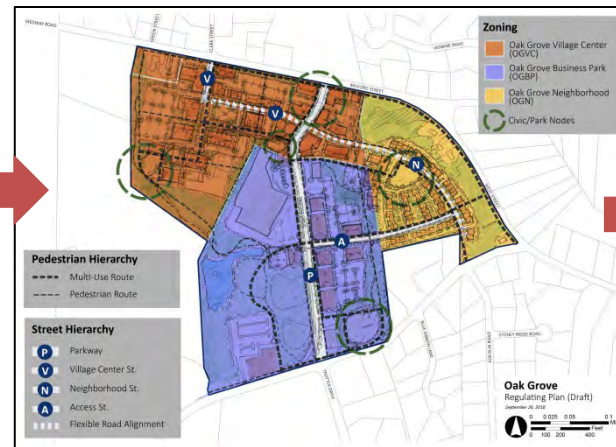
Scope: Develop zoning district(s) that comply with the MBTA Communities Law

Approach: Zoning based on a concept plan—developed through public visioning



Existing Conditions Analysis, Potential Districts

Public Visioning & Scenario Building



Conceptual Plan Refinement and Development Scenario Testing

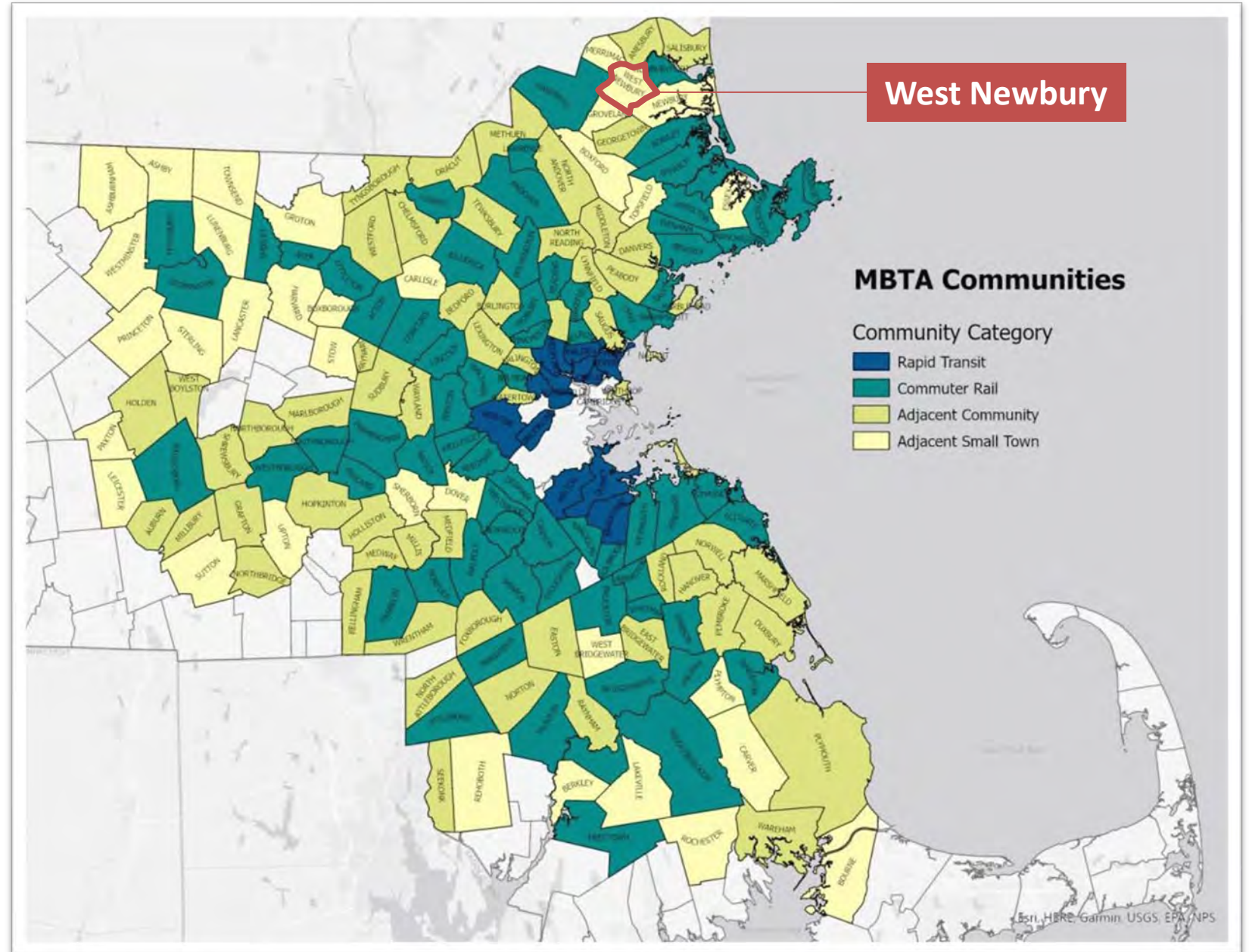
Regulatory Options

Example: Oak Grove Park Mixed-Use Form-Based Zoning Bylaw, Medway, MA

**SECTION 3A OF MGL C.40A (THE ZONING ACT)
& THE COMPLIANCE GUIDELINES**

What is MBTA Communities Law?

- Change to the state law that enables zoning (MGL c.40A)—Section 3A
- And Compliance Guidelines adopted by DHCD (now know as EOHLC)
- Applies to 177 communities
- West Newbury is designated an “adjacent small town”



What does it require?

MBTA Communities must have:

- At least one zoning district that allows multi-family housing by-right.
 - Multi-family housing is:
 - A building with 3 or more residential dwelling units, or
 - 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building
- Minimum gross density: 15 units per acre

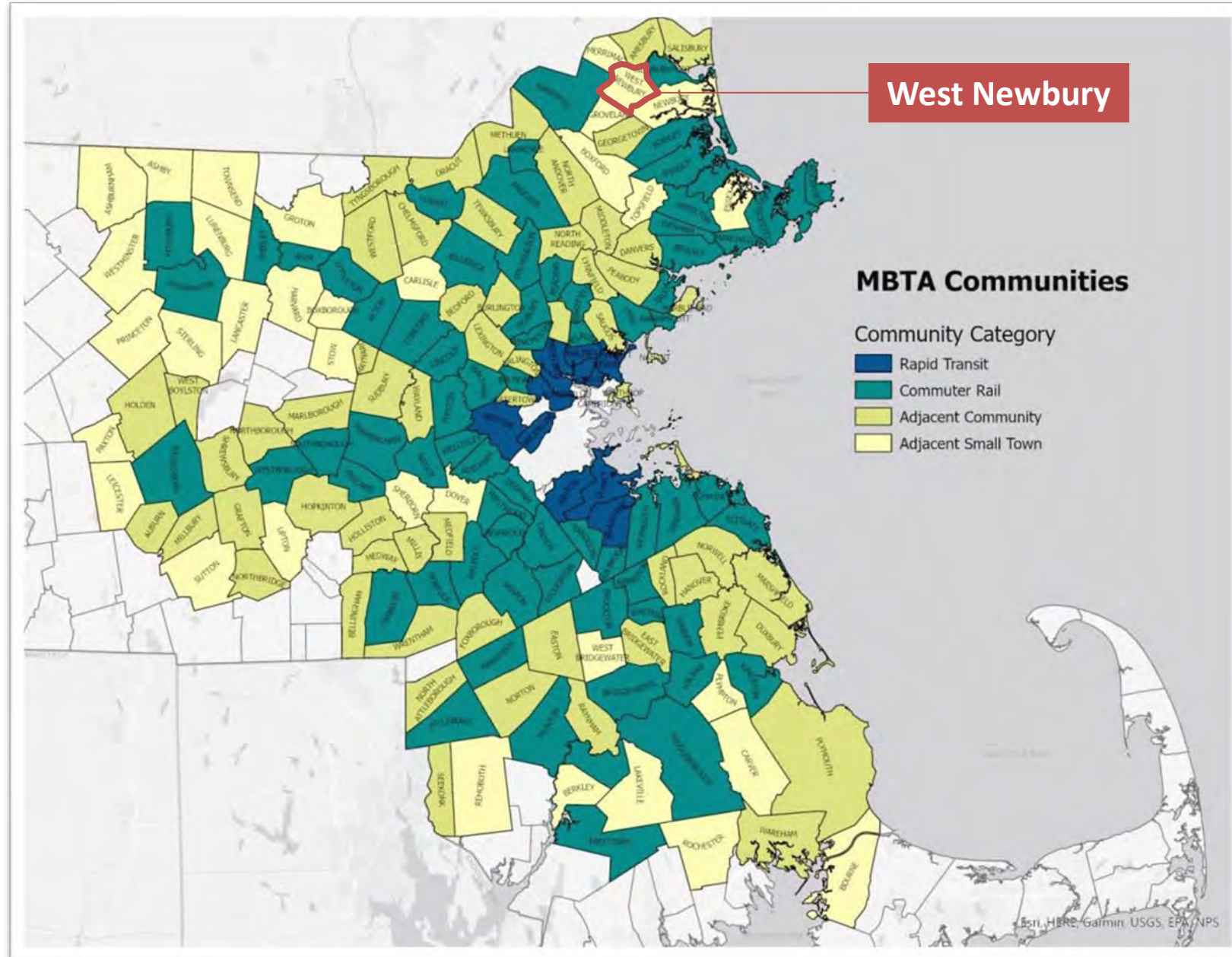
1 or more districts

**≥ 3 units/dwelling
or
 ≥ 2 buildings on a lot
with >1 unit each**

≥ 15 units/acre

How many units must West Newbury zone for?

- Adjacent Small Towns must zone for **multi-family unit capacity** equal to 5% of the total number of existing housing units.
- 5% of 1,740 housing units = **87 multi-family units**
- At 15 units/acre, 87 units would require a minimum of **5.8 acres** zoned for multi-family housing

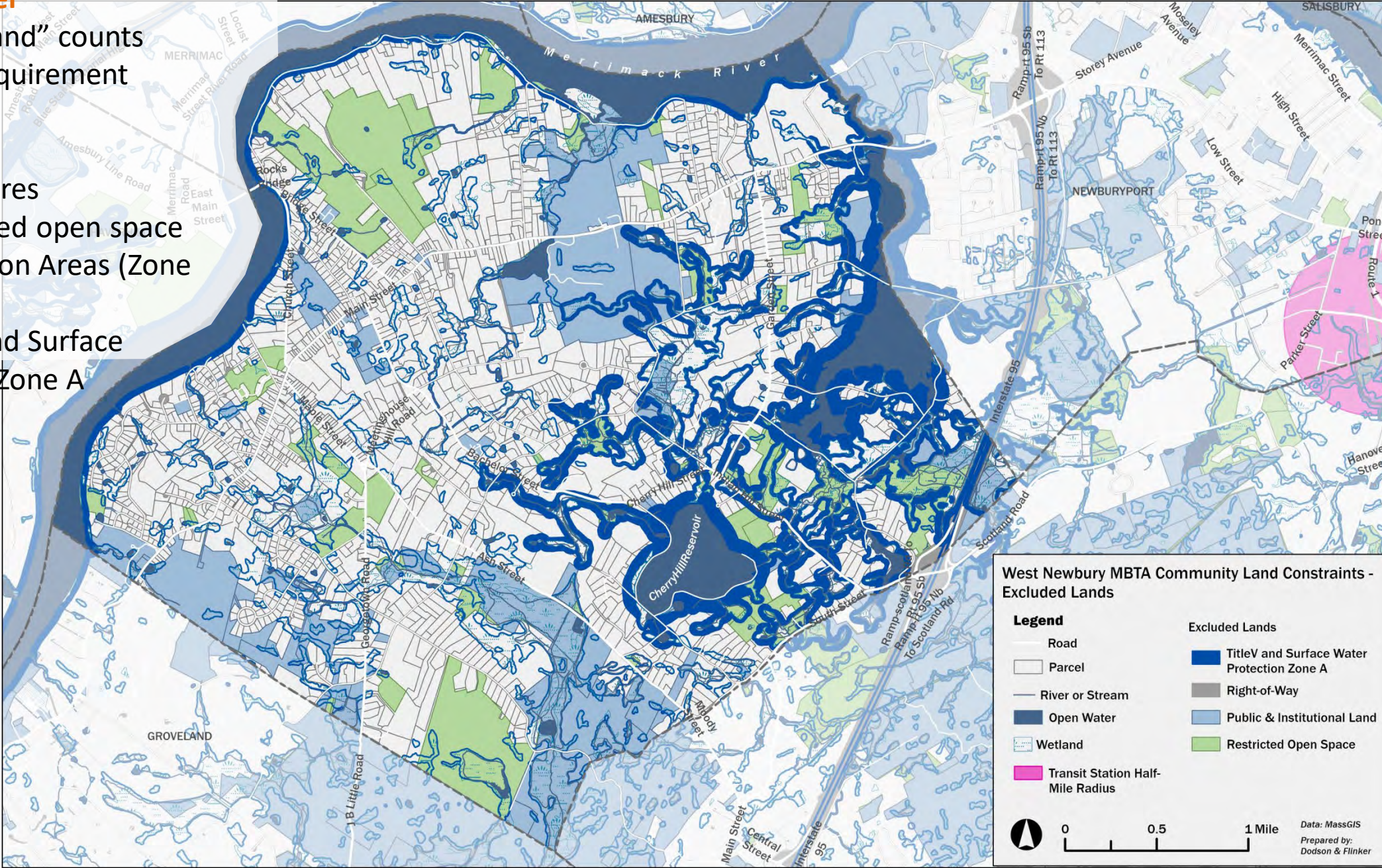


3A Compliance Model

Only "Developable Land" counts toward the State's requirement

Excluded land

- Hydrological features
- Protected/restricted open space
- Wellhead Protection Areas (Zone I only)
- Title 5 setbacks and Surface Water Protection Zone A
- Rights of way
- Most public land



Reminder: This about changing zoning

- West Newbury is **not required to build the units, just to adopt compliant zoning**
- West Newbury is **not required to provide infrastructure** to make projects feasible
- Projects **must comply with wetlands protection act and title 5** septic requirements
- If anything gets built, the actual **density may be less than 15 units/acre**

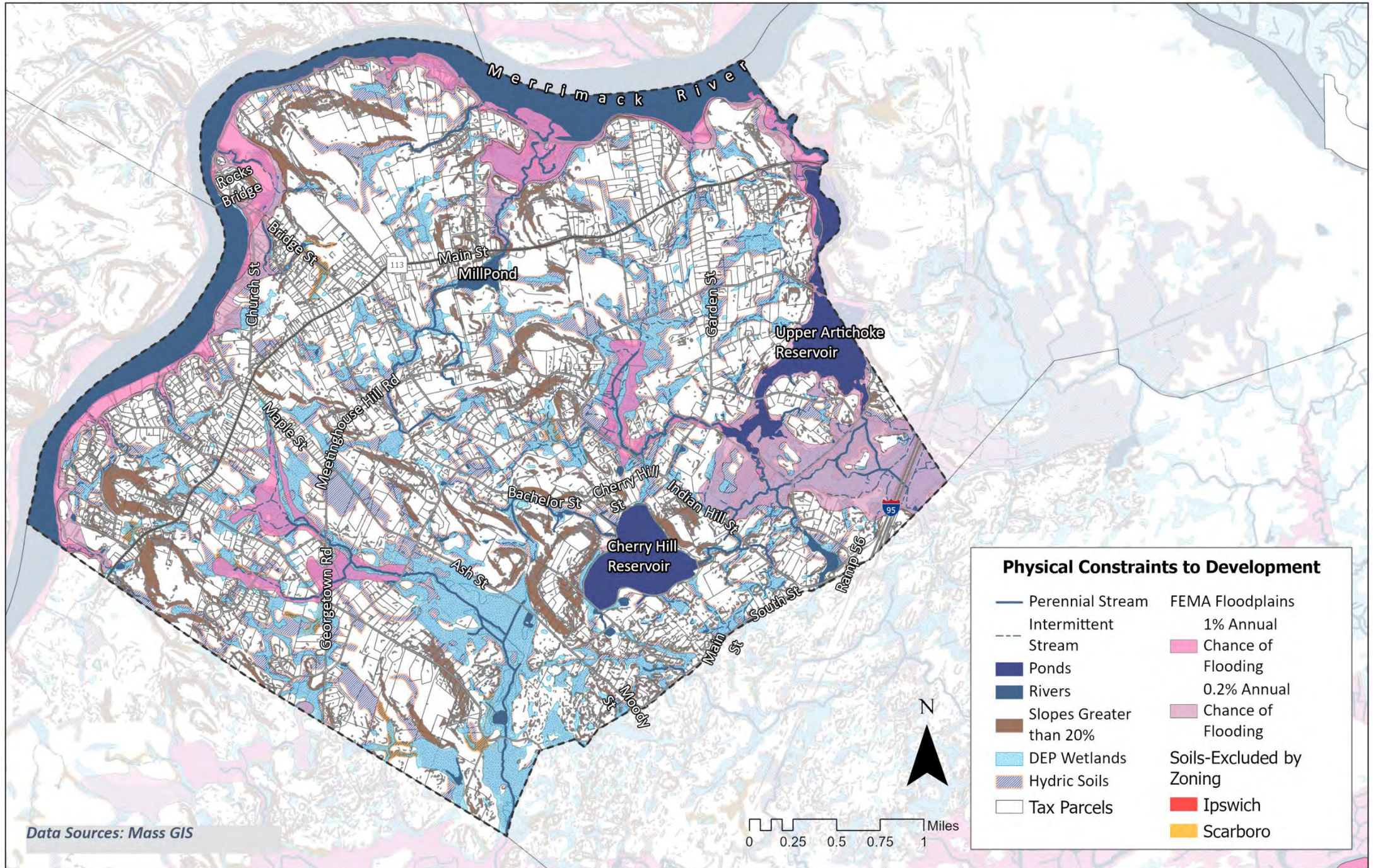


Consequences of failure to comply

- Loss of eligibility for state grants: Housing Choice Initiative, Local Capital Projects Fund, MassWorks
- Civil enforcement action¹
- Liability under federal and state fair housing laws¹

1. <https://www.mass.gov/doc/advisory-concerning-enforcement-of-the-mbta-communities-zoning-law/download>

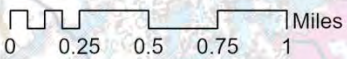
ANALYSIS OF POTENTIAL MULTI-FAMILY DISTRICT LOCATIONS

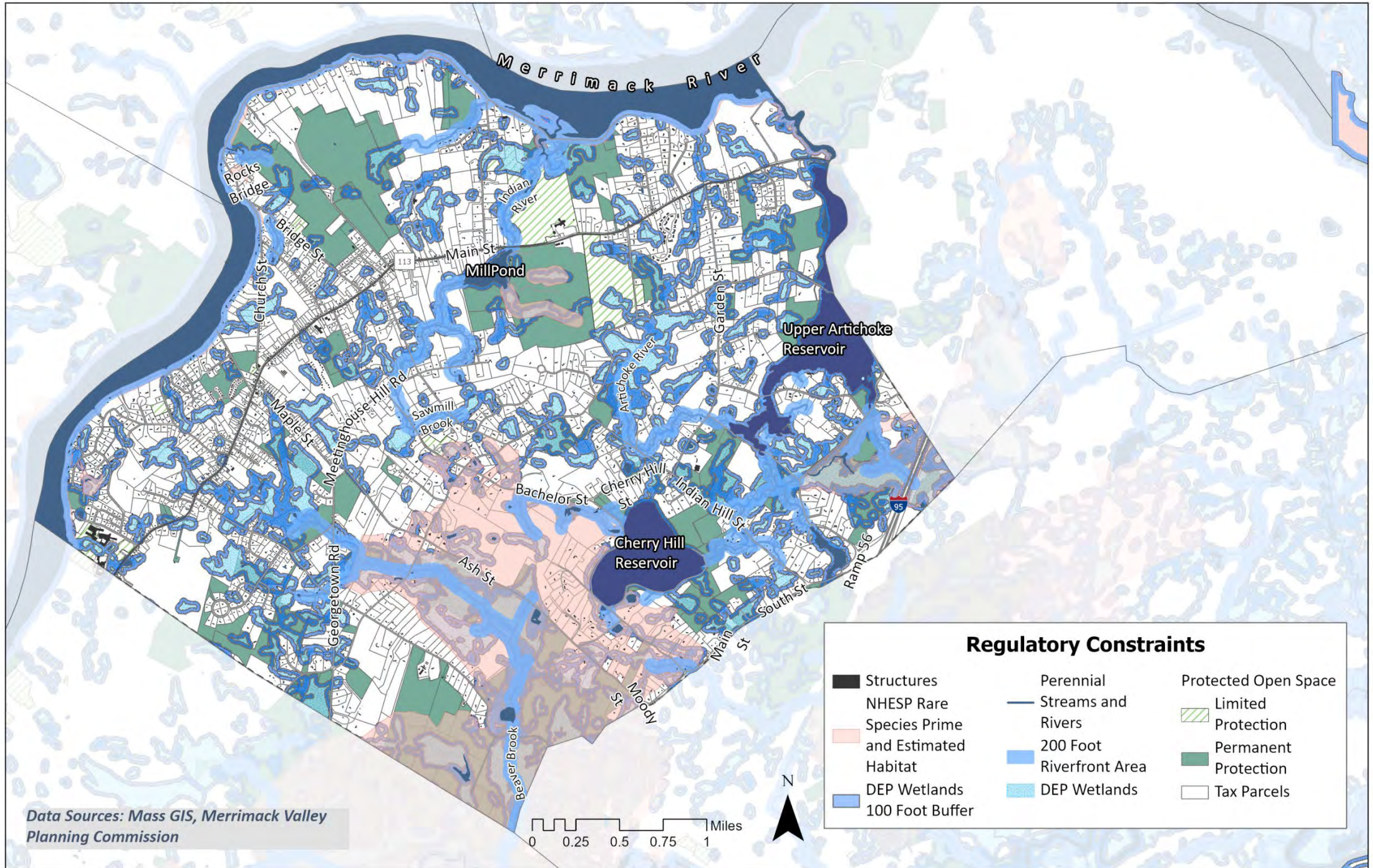


Data Sources: Mass GIS

Physical Constraints to Development

— Perennial Stream	FEMA Floodplains
- - - Intermittent Stream	1% Annual
■ Ponds	Chance of Flooding
■ Rivers	0.2% Annual
■ Slopes Greater than 20%	Chance of Flooding
■ DEP Wetlands	Soils-Excluded by Zoning
■ Hydric Soils	■ Ipswich
□ Tax Parcels	■ Scarborough

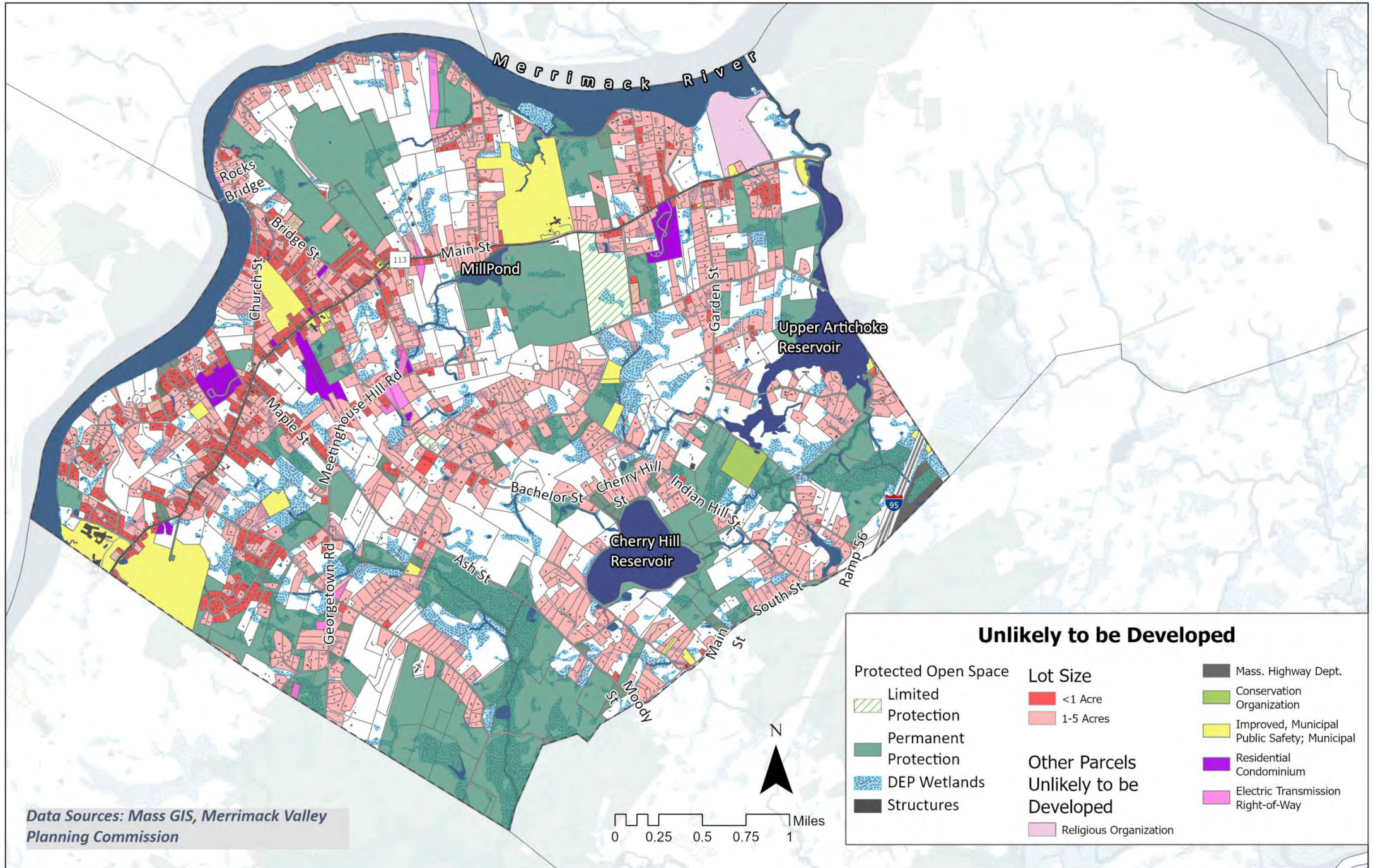




Data Sources: Mass GIS, Merrimack Valley Planning Commission

Regulatory Constraints

- | | | |
|--|------------------------------|----------------------|
| Structures | Perennial Streams and Rivers | Protected Open Space |
| NHESP Rare Species Prime and Estimated Habitat | 200 Foot Riverfront Area | Permanent Protection |
| DEP Wetlands | DEP Wetlands | Tax Parcels |
| 100 Foot Buffer | | |



Merrimack River

Rocks Bridge

Bridge St

Church St

Main St

Mill Pond

Garden St

Upper Artichoke Reservoir

Maple St

Meetinghouse Hill Rd

Bachelor St

Cherry Hill St

Indian Hills St

Cherry Hill Reservoir

Ash St

South St

Ramp 56

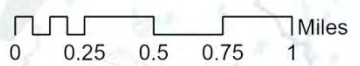
Georgetown Rd

Main St

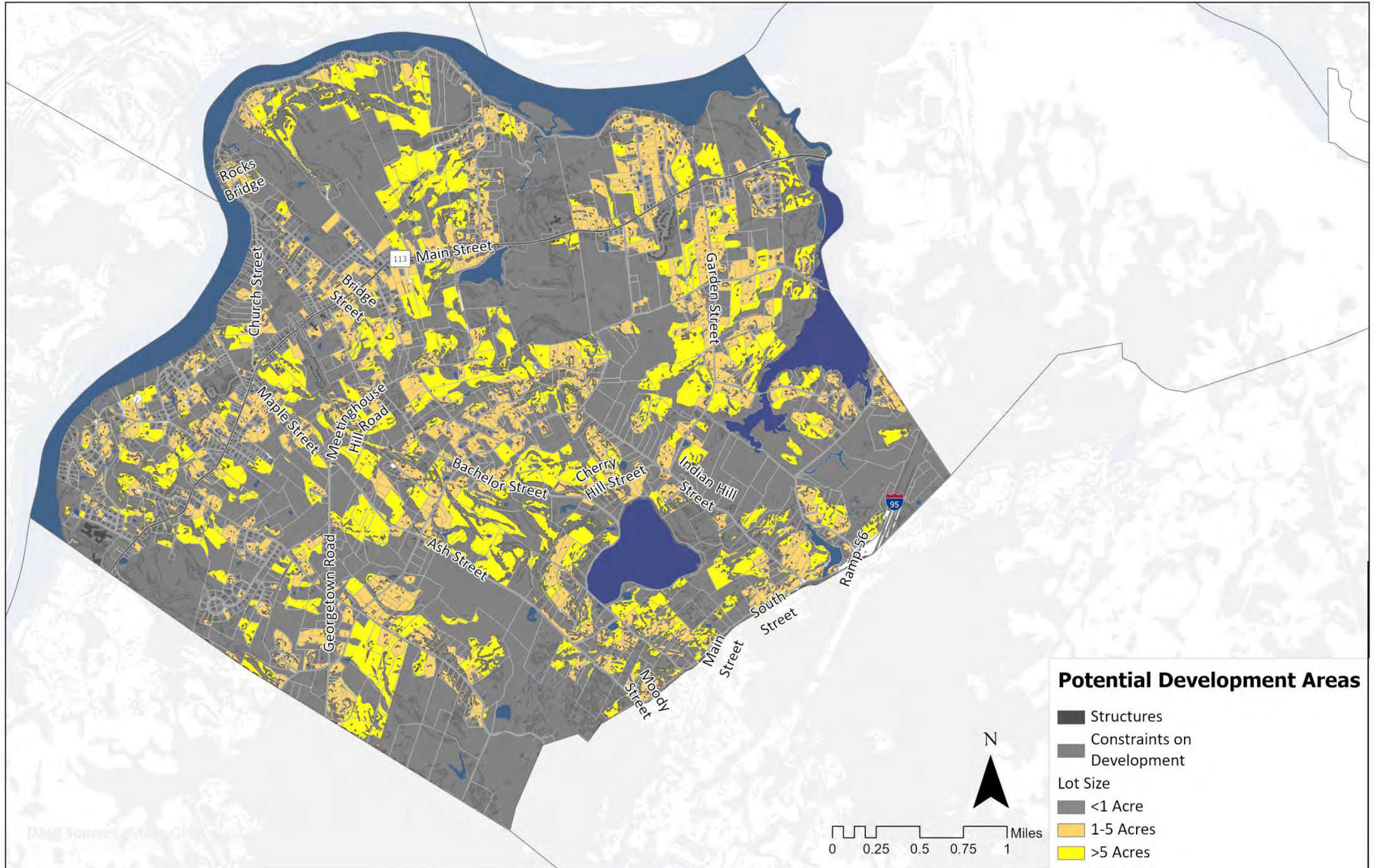
Moody St

Unlikely to be Developed

- | | | |
|----------------------|--|--|
| Protected Open Space | Lot Size | Mass. Highway Dept. |
| Limited Protection | <1 Acre | Conservation Organization |
| Permanent Protection | 1-5 Acres | Improved, Municipal Public Safety; Municipal |
| DEP Wetlands | Other Parcels Unlikely to be Developed | Residential Condominium |
| Structures | Religious Organization | Electric Transmission Right-of-Way |

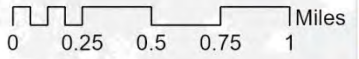


Data Sources: Mass GIS, Merrimack Valley Planning Commission

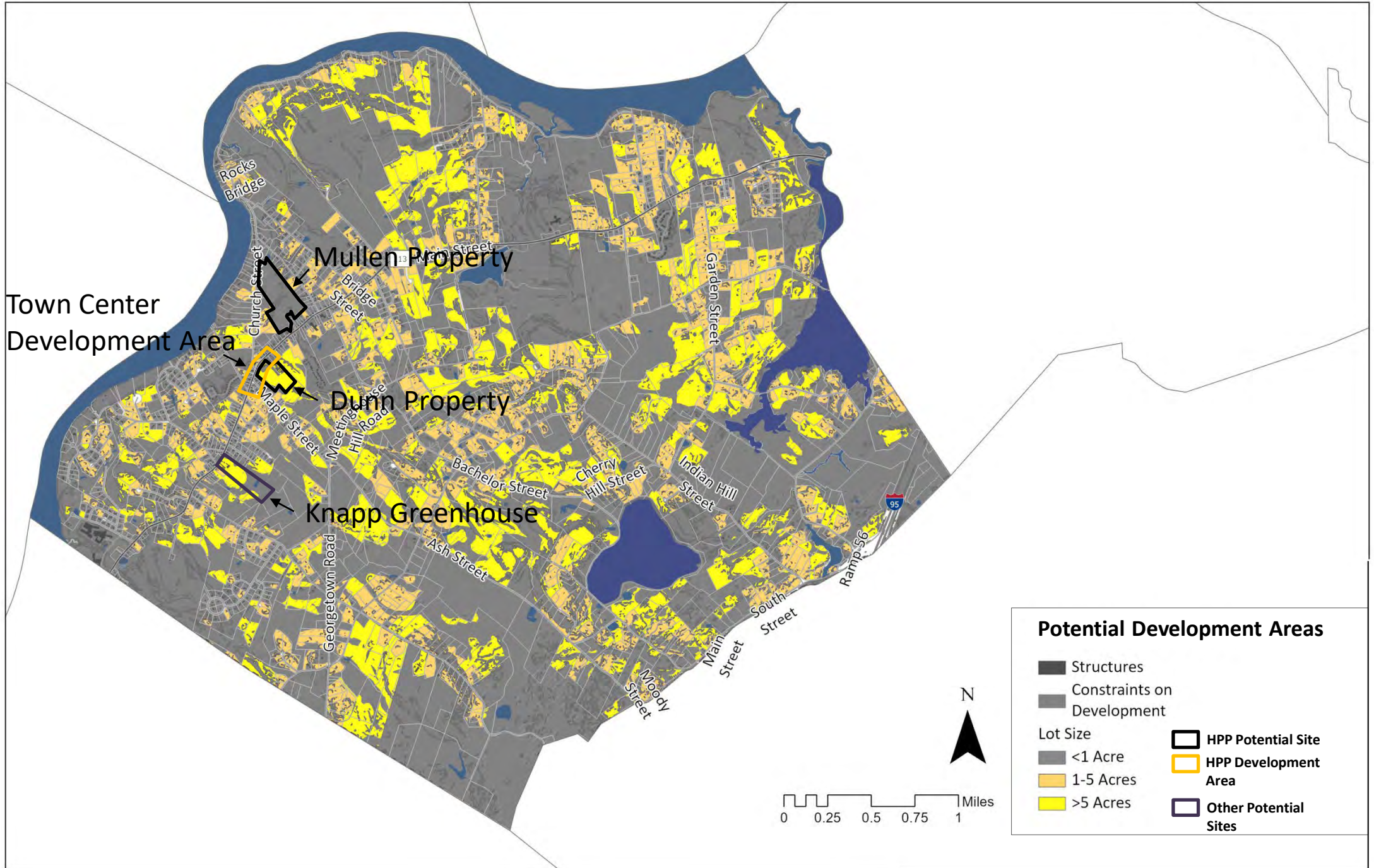


Potential Development Areas

- Structures
- Constraints on Development
- Lot Size
 - <1 Acre
 - 1-5 Acres
 - >5 Acres



DMM Source: GIS



Town Center
Development Area

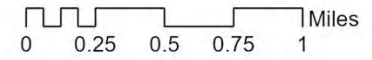
Mullen Property

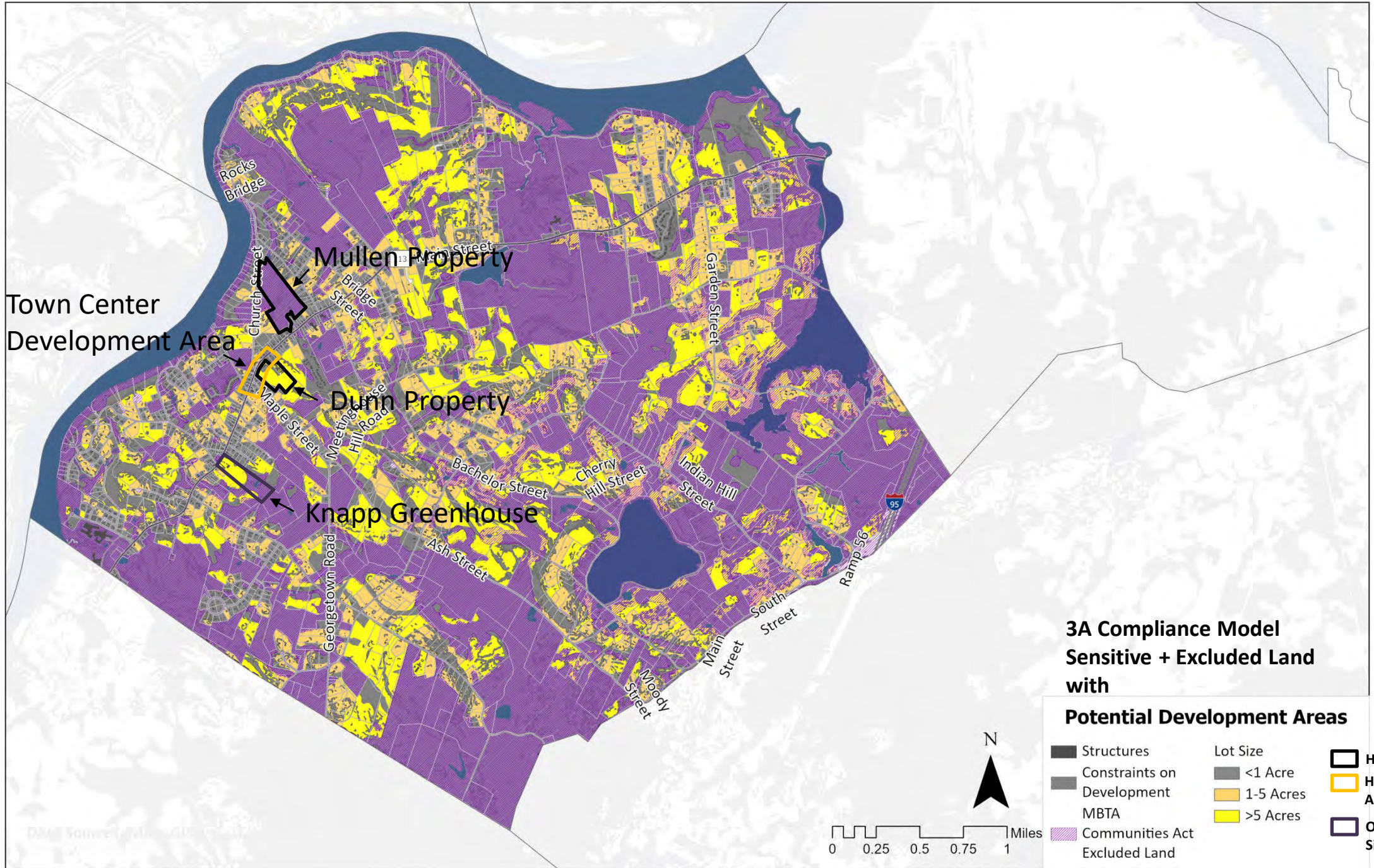
Dunn Property

Knapp Greenhouse

Potential Development Areas

- Structures
- Constraints on Development
- Lot Size
 - <1 Acre
 - 1-5 Acres
 - >5 Acres
- HPP Potential Site
- HPP Development Area
- Other Potential Sites





Town Center
Development Area

Mullen Property

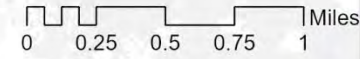
Dunn Property

Knapp Greenhouse

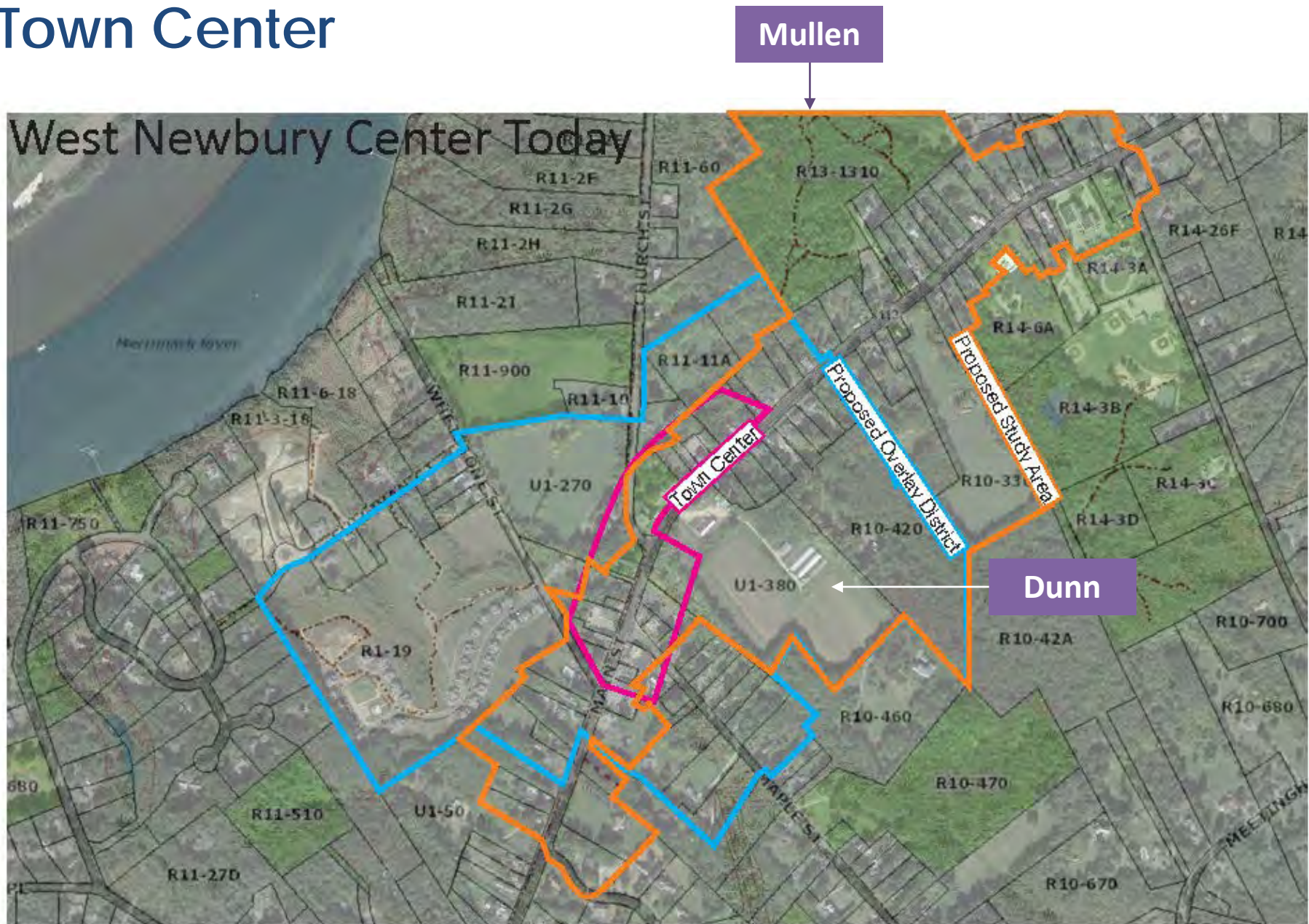
**3A Compliance Model
Sensitive + Excluded Land
with**




Potential Development Areas

- | | | |
|---|--|---|
|  Structures |  Lot Size < 1 Acre |  HPP Potential Site |
|  Constraints on Development MBTA |  Lot Size 1-5 Acres |  HPP Development Area |
|  Communities Act Excluded Land |  Lot Size > 5 Acres |  Other Potential Sites |



Town Center



-  Business Zoning District
-  Proposed Overlay District (2004 Community Development Plan)
-  Centralized Sewage Treatment Study Area (2018)

Map From:
*Centralized Sewage Treatment And
The Development Of Town Centers:
West Newbury Case Study (2018)*

FIGURE 3: BOUNDARIES OF PREVIOUS PLANNING EFFORTS AND INITIAL STUDY AREA

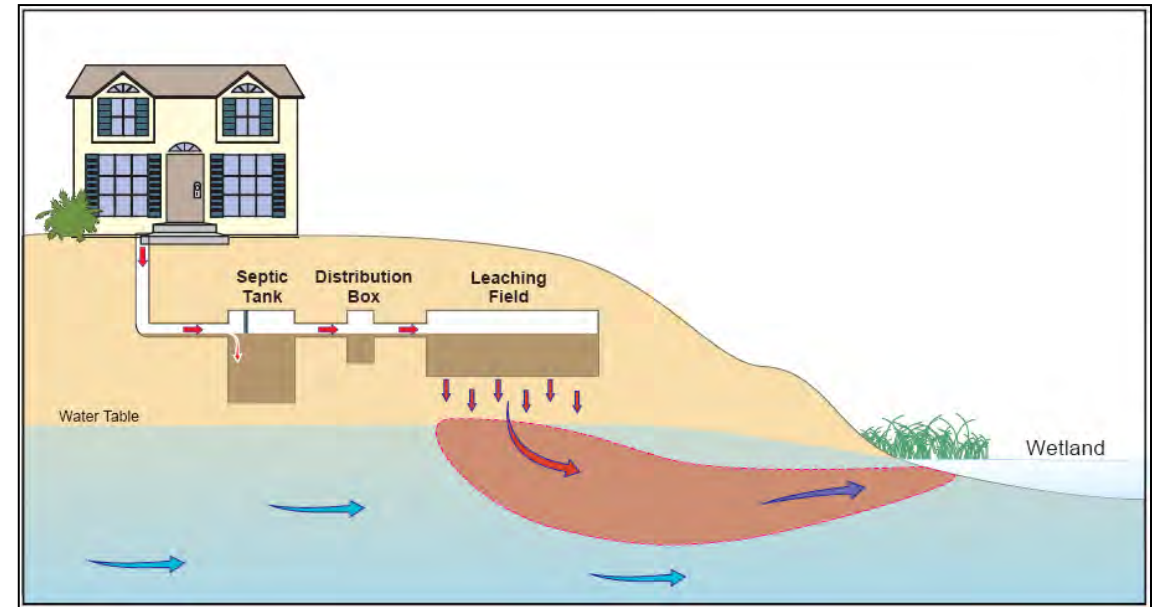
Wastewater

Title 5

- Up to 10,000 gallons per day
- Approximately 90 bedrooms

Groundwater Discharge Permit

- More than 10,000 gallons/day
- Much more expensive (upfront & operational costs)
- Need many more units to be financially feasible



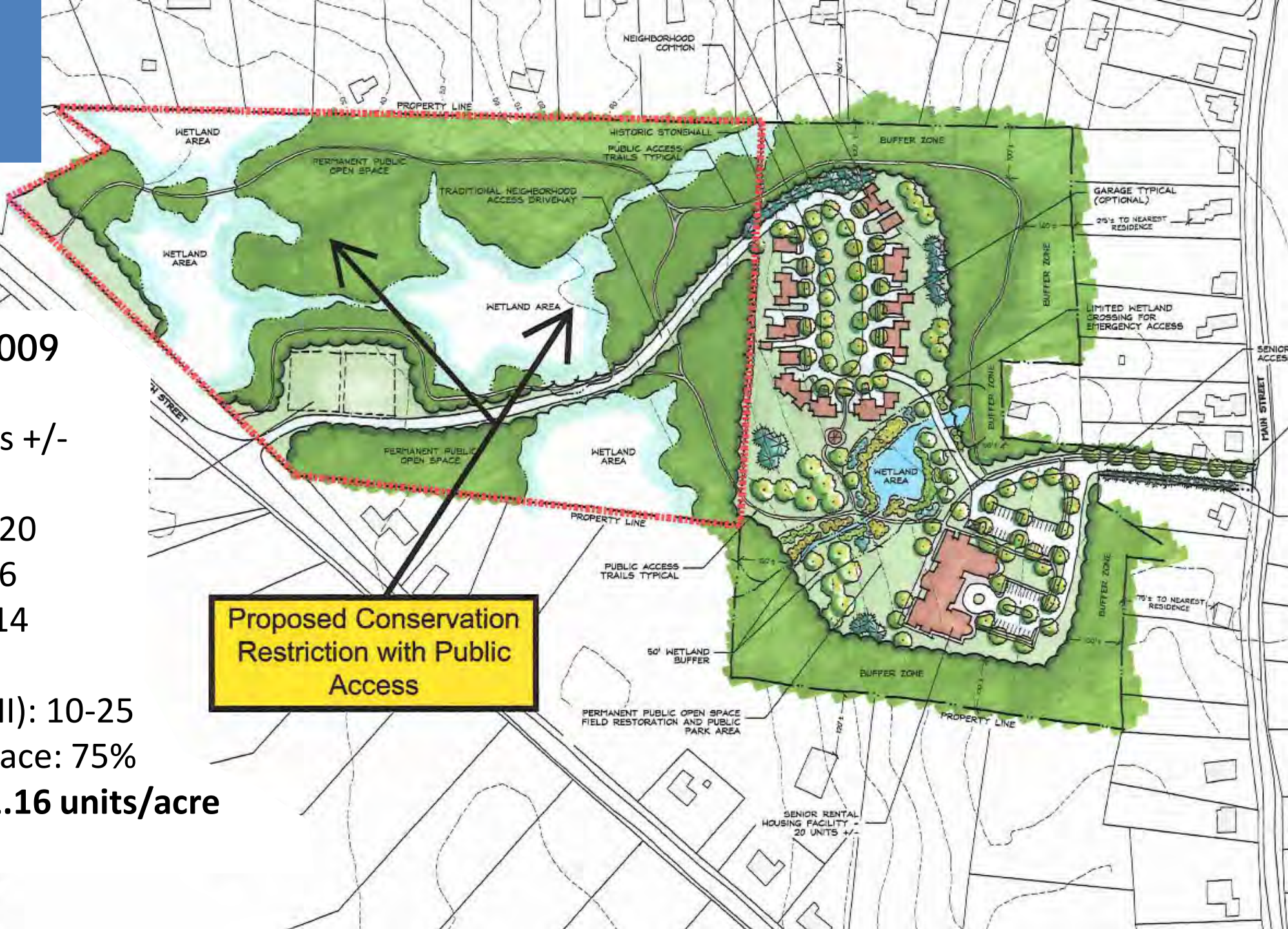
Wastewater treatment facility at Princeton Westford, a large multi-family development

Mullen Property

example of feasible density based on septic capacity?

Concept plan, 2009
34.2 acre site
11 acres of wetlands +/-

- Senior rental units: 20
- Single-family units: 6
- Town house Units: 14
- Total units: 40
- Affordable units (SHI): 10-25
- Permanent open space: 75%
- Proposed Density 1.16 units/acre**



Mullen Property

2017
34 acres
Town-owned



Mullen Property

2023



Mullen Property



Mullen Property



Mullen Property

2023



CHURCH ST

360 MAIN ST

381 MAIN ST

362 MAIN ST

368 MAIN ST

370 MAIN ST

374 MAIN ST

376 MAIN ST

369 MAIN ST

Dunn Property

2017

15 Acres



Dunn Property

16 CHURCH
2017



Dunn Property

2023



294 MAIN ST

2 CHURCH ST

290 MAIN ST

300 MAIN ST

2023

289 MAIN ST

308 MAIN ST

4 MAPLE ST

11 CHURCH ST

291 MAIN ST

314 MAIN ST

318 MAIN ST

317 MAIN ST

320 MAIN ST

322 MAIN ST

319 MAIN ST



Dunn
Property

Dunn
Property



Knapp
Property

2017

19 acres



Knapp Property



13 MERRILL ST

15 MERRILL ST

11 MERRILL ST

7 MERRILL ST

5 MERRILL ST

3 MERRILL ST

199 MAIN ST

187 MAIN ST

171 MAIN ST

192 MAIN ST

196 MAIN ST

175 MAIN ST

HARRISON AVE

2023
641 ST

8 PLEASANT ST

Knapp
Property



Knapp Property



DEVELOPMENT EXAMPLES

During the presentation, Peter Flinker from Dodson & Flinker described the development example projects on the following slides. He explained their design features and what they illustrate about contemporary development and building practices. Some of the examples may be appropriate for West Newbury. Others may not be.

The examples were then used during one of the workshop's four design station activities. Participants discussed the examples and identified which of their features are worth emulating, and which should be avoided, including their site layout, building types, building design, and overall densities.

Abby Road, Sherborne

- 18 Units in townhouses
- Clustered on about 3 acres out of an approximately 5.9 acre parcel
- 3 units per acre
- Onsite wastewater treatment



Abby Road, Sherborne

- 7 buildings
- Pocket neighborhood with shared courtyard
- Street and parking to rear of units



Abby Road, Sherborne

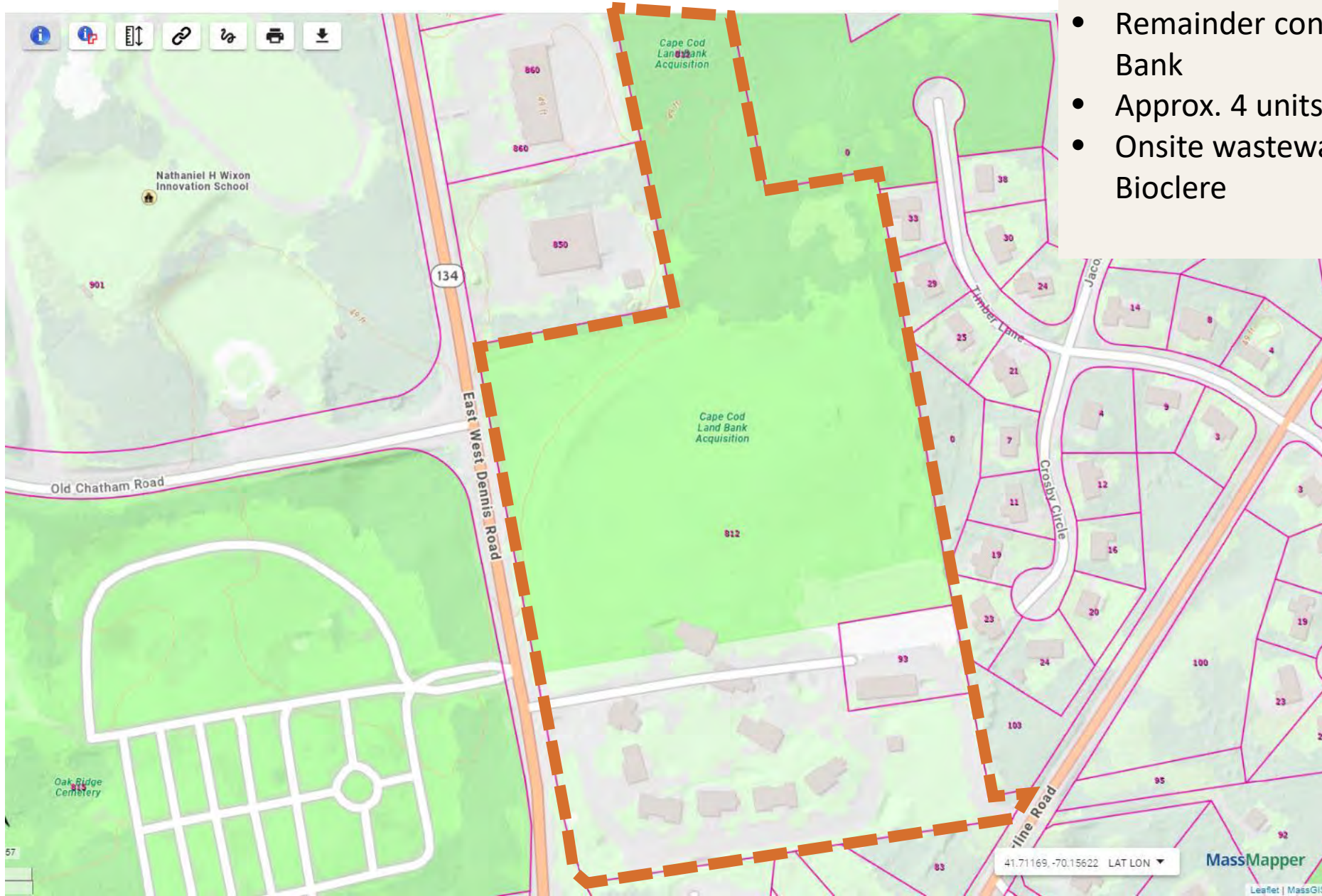


Abby Road, Sherborne



Melpet Farm, Dennis

- 27 Unit Family Rental Development
- Approximately 6.8 developed acres out of 18.5 acre parcel.
- Remainder conserved by Cape Cod Land Bank
- Approx. 4 units/acre
- Onsite wastewater treatment using Bioclere



Melpet Farm, Dennis

- Eight 3-4 unit small scale buildings plus community building
- Affordable at 60% of AMI
- Partial exterior loop road with nose-in street parking
- Shared open space at center of houses



Melpet Farm, Dennis

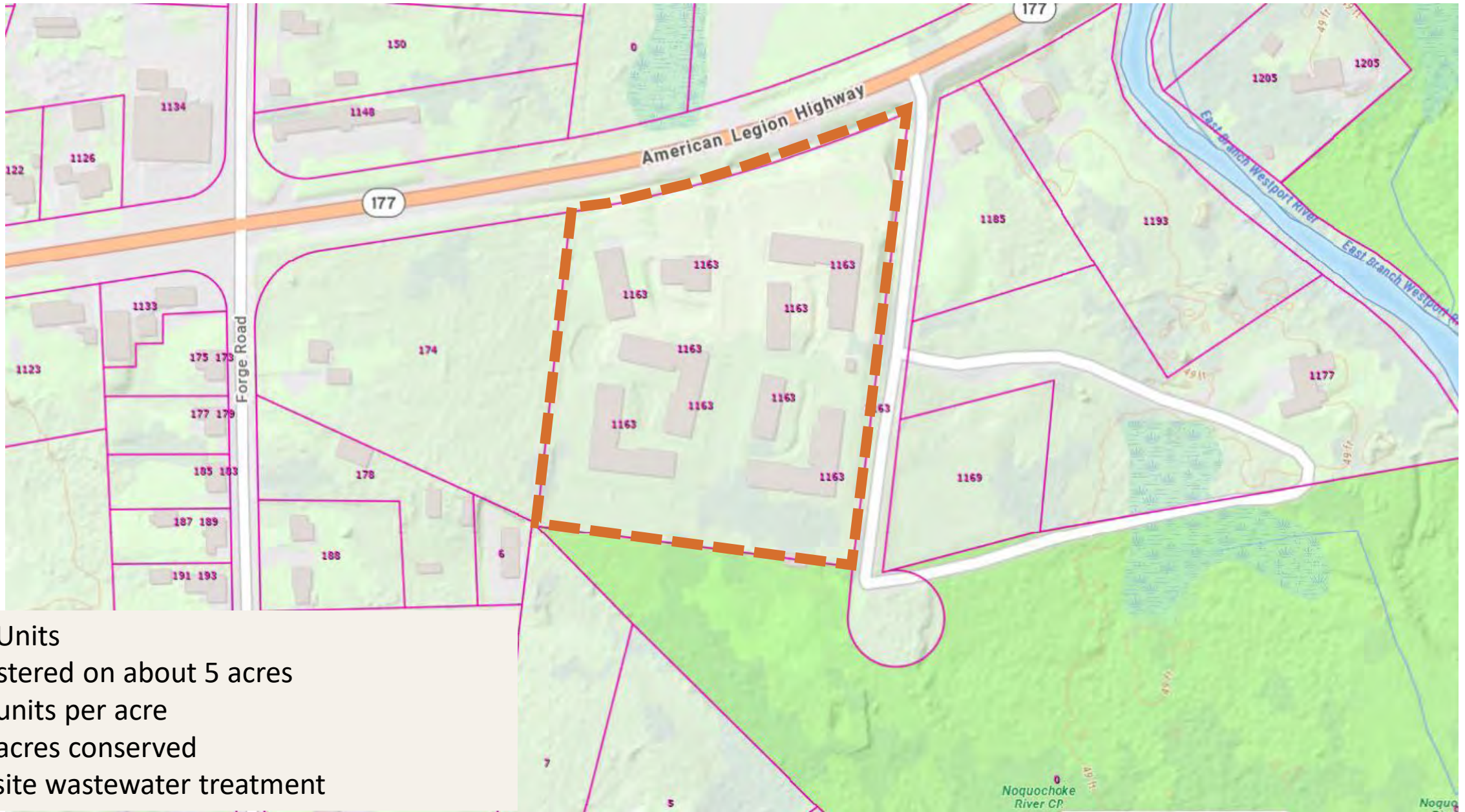


Noquochoke Village, Westport



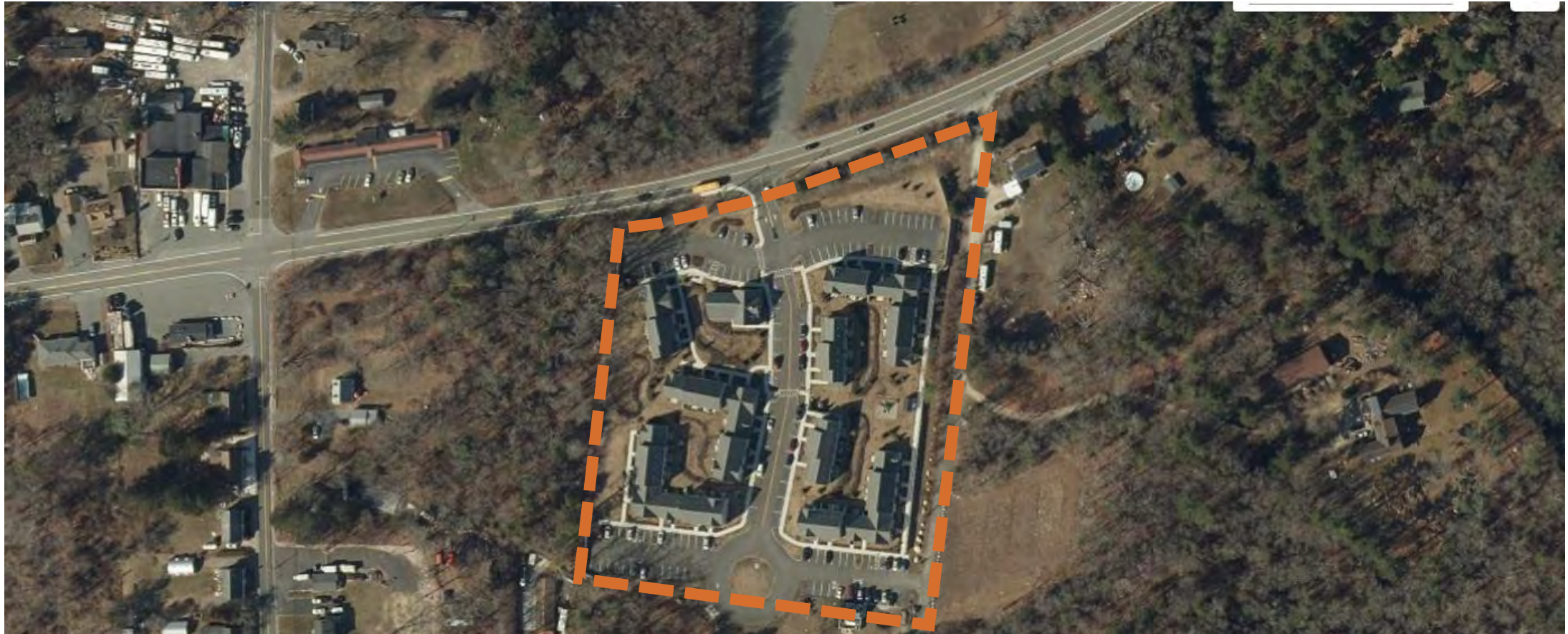
- Town initiated affordable housing project
- Conservation of missing link in open space system

Noquochoke Village, Westport



- 50 Units
- Clustered on about 5 acres
- 10 units per acre
- 25 acres conserved
- Onsite wastewater treatment

Noquochoke Village, Westport



- 7 townhouse buildings
- Mixed income for 30-100% of AMI
- Thirty 2-bedroom units
- Five 3-bedroom units
- Fifteen 1-bedroom units
- Common building

Noquochoke Village, Westport



Noquochoke Village, Westport



Noquochoke Village, Westport



Summer Street, Manchester-by-the-Sea



- 14 residential units
- 3 retail spaces
- 1.9 acres
- Approx. 7 units/acre
- 6 buildings (2-4 units each)
- Grid-like streets

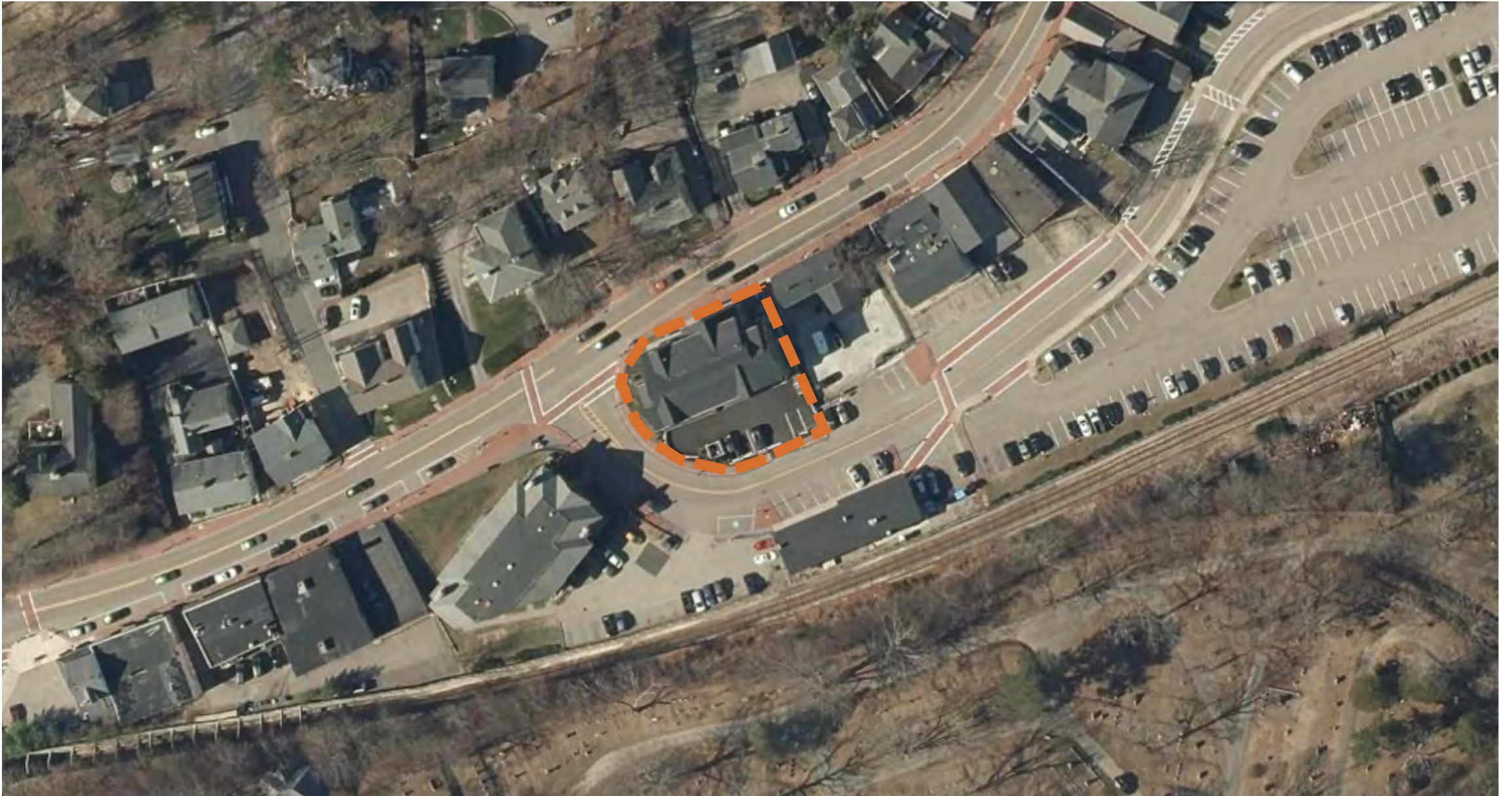
Summer Street, Manchester-by-the-Sea



Summer Street, Manchester-by-the-Sea



Station Street, Hingham



Station Street, Hingham



- 1 retail space
- Tuck under parking in rear
- 4 dwelling units
- 10,500 sq ft lot
- 16 units/acre
- Town sewer

Meshacket Commons Edgartown

PROGRAM OF USES



(2) DUPLEX OWNERSHIP TOWNHOUSES
(2) 2BR UNITS
(8) TOTAL PARKING SPACES



(4) 3-UNIT MANOR HOUSES
(8) 1BR UNITS



(4) 6-UNIT MANOR HOUSES
(24) 2BR UNITS
(36) TOTAL RENTAL UNITS
(8) 1BR, (24) 2BR, (4) 3BR
(57) TOTAL PARKING SPACES



Meshacket Commons, Edgartown



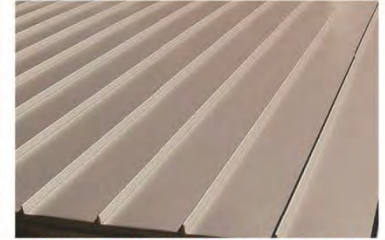
CEDAR



CEDAR TRIM



ASPHALT SHINGLES



STANDING SEAM METAL



Meshacket Commons, Edgartown



TYPE C: 6-UNIT MANOR HOUSE (with ADA unit)

Sea Captains Row, Hyannis

- New construction in Hyannis, MA
- 46 units in 5 new buildings on a 1.5 acre site
- Approximate density: 30 units per acre



Sea Captains Row, Hyannis



Oriole Landing, Lincoln



Oriole Landing, Lincoln



Court Square, Newton



Emerson Green, Devens



Emerson Green, Devens

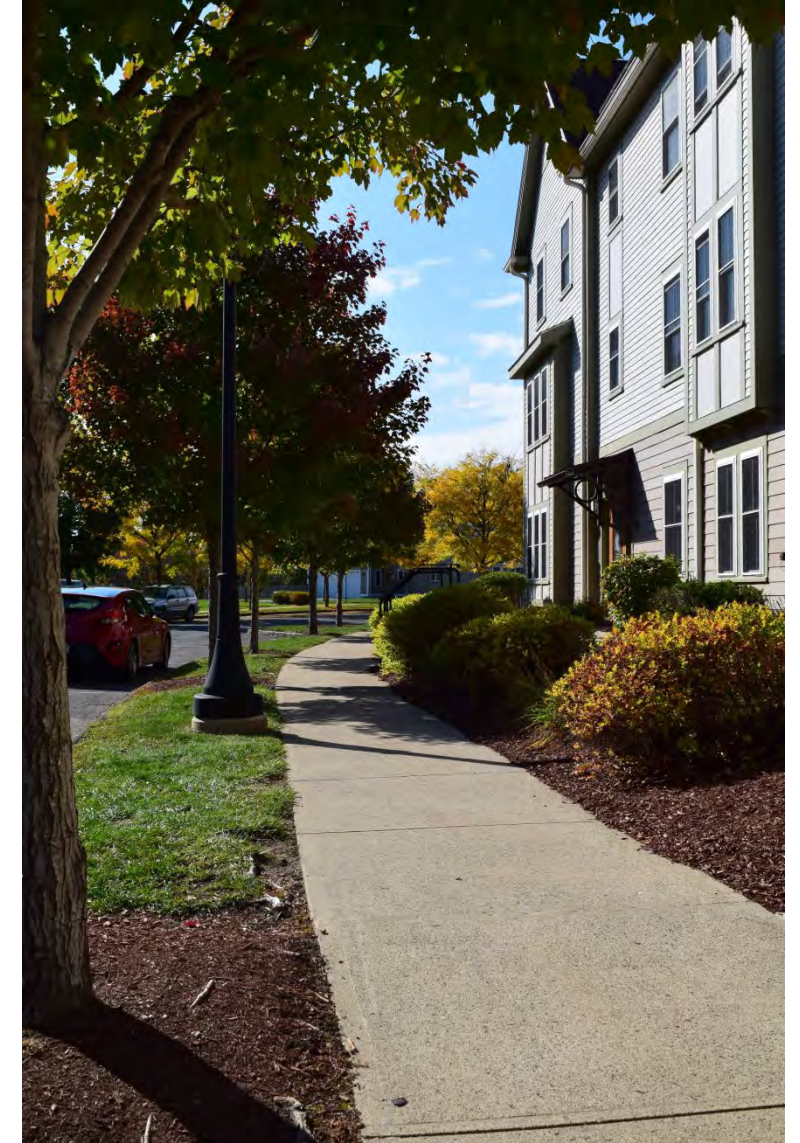


Emerson Green, Devens





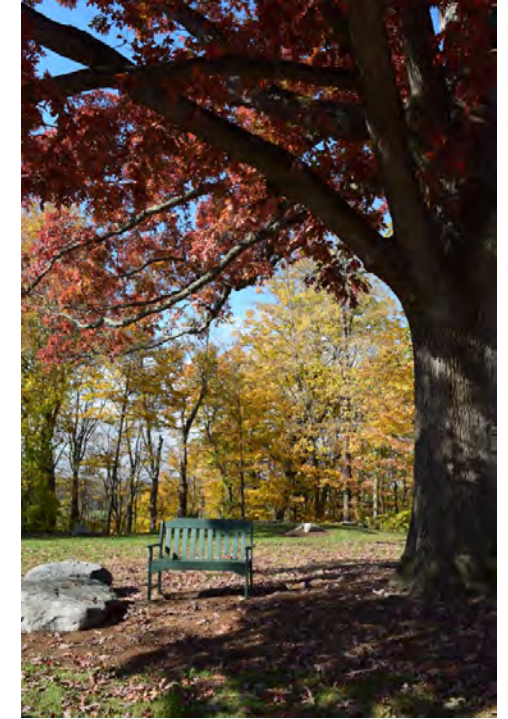
Village Hill, Northampton

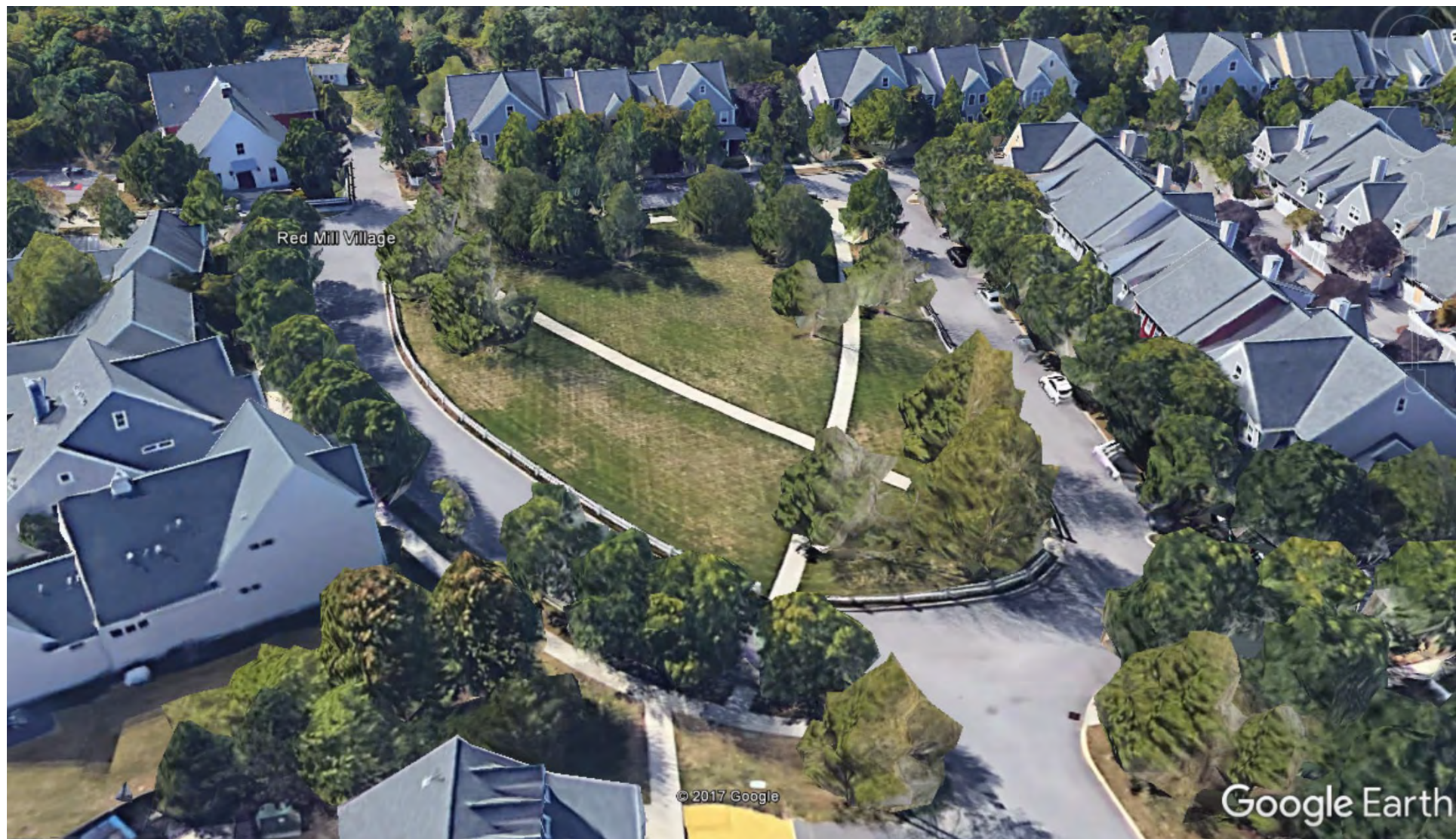


Village Hill, Northampton



Village Hill, Northampton





RED MILL VILLAGE, NORTON, MA

RED MILL VILLAGE, NORTON, MA





RED MILL VILLAGE, NORTON, MA





- 152 units on 53 acres
- Approximately 3 units/acre
- About 1/3 of the site was conserved



Q&A

Are there any questions about what we presented?

DESIGN STATIONS

Ground Rules

- One speaker at a time
- Have a conversation, not a debate
- Critique ideas, not people
- Maintain respect and courtesy
- Work to understand others' perspectives
- Make sure everyone has a chance to speak



Design Exercises

Participants will visit four stations for 20 minutes each

1. Town Center Visioning

Participants explore the strengths, weaknesses, and opportunities of the Town Center and work with a facilitator to develop a vision for the Town Center. What would make it a more vibrant place? How does multi-family housing fit in? What kinds of street improvements are needed? How could the Town Center be better connected to surrounding neighborhoods and open spaces? What role does wastewater play in the future of the area?

2. Modeling—Dunn Greenhouses / Knapp

Using a 1" =40' scale model of the focus area, participants work with a designer to explore opportunities for multi-family housing. Topics include site layout, housing densities, open spaces, parking locations, etc. After each group finishes, the resulting model is photographed for final presentation.

3. Design preferences—building design, site design

Participants discuss examples of multi-family developments to identify design characteristics that are suitable for West Newbury: site layout, building design, open space configurations, parking locations, etc. Participants place colored dots on examples of multi-family building types to indicate which are appropriate (green dot) or inappropriate (red dot) for West Newbury.

4. Modeling—Mullen Property

Using a 1" =40' scale model of the focus area, participants work with a designer to explore opportunities for multi-family housing. Topics include site layout, housing densities, open spaces, parking locations, etc. After each group finishes, the resulting model is photographed for final presentation.

Next Steps



Summer:

- Identify districts and basic zoning parameters
- Test them with the Compliance Tool



September

- Next public forum
 - Dodson & Flinker share basic parameters of proposed zoning
 - Community discusses proposed zoning

Thank you!

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Town of
West Newbury
Massachusetts

DODSON & FLINKER
Landscape Architecture and Planning

