

Date: September 25, 2014

To: Leo Bartolini, Chair of Zoning Board of Appeals

From: Jennifer Burney, Town Planner

Re: Park Central

Dear Chairman Bartolini and Board Members:

In response to the developers intention to file an additional two 200 unit 40B projects over the next six or seven years and another 200 unit project after 2030, the Zoning Board of Appeals asked the developer to explore alternatives other than a 40B with the Town Planner.

Initial meeting:

I recently met with developer Bill Depietri and Martin Loiselle, Jr, his Permitting, Development Manager. We discussed the idea of working with the Town on a Master Plan of the property rather than submitting a 40B. Mr. Depietri stated that he would like to work with the Town and was open to suggestions.

1. We discussed zoning and permitting options: Although zoned Industrial Park, (front portion of the parcel is zoned Industrial please see attached plan) due to current market trends, the developer indicated that he has no desire to construct commercial uses. However he indicated that he would like to reserve a portion of the property for future development that could include a commercial use. Please refer to the plan that shows a 9.71 acre parcel noted as "Future Development Lot". The only housing allowed in the Industrial Park district is multifamily housing for the elderly, nursing home or home for the aged, accessory apartments and conversion of a one-family house to a two-family dwelling (after 2 years). If the developer were to pursue an unrestricted age development he would have to apply to the Zoning Board of Appeals for a variance. We also discussed other options e.g. Local Initiative Project (LIP) otherwise known as a friendly 40B.
2. At this meeting we discussed recommendations made in the Affordable Housing Production Plan:
 - Provide affordable housing to achieve the state mandated 10%

- Provide diverse housing stock comprised of single-family homes, duplexes, condos, multifamily rental units (both ownership and rental to provide choices)
- Provide housing opportunities for median income (those who don't qualify for subsidized housing but can't afford the high priced market)
- Provide housing for middle, moderate and low-income households
- Provide energy efficient/Sustainable construction

Provide affordable elderly housing (not luxury high priced condos) both condo ownership or rental with a range of affordability
- Provide varying size and design/housing choices
- Provide multi housing with appropriate scale
- Provide rental opportunities for renters (under 45 and over 60)
- Construct universally designed units that can be easily retrofitted for handicap accessibility
- Provide mixed use (live where you work)
- Provide housing that fits in with the culture and rural character of Southborough: height limits and construction set by other buildings in Southborough, no clear cutting, no cookie cutter or mass produced units.
- Density:
 - Single family 3 units per acre
 - Town house/condos 6 units per acre
 - Apartments (garden style and multi-level) 8 units per acre

3. We also discussed local award winning development projects located in other local towns that provide a mix of housing types with amenities such as pocket parks, town centers, walking paths, open space, community gardens, town soccer field and energy efficient homes:

Examples: (please see attachments)

- Red Mill Village (Norton MA) <http://www.thorndikedevelopment.com/redmill/>
- West Ridge (Hudson) (Traditional Neighborhood Design)
<http://www.thorndikedevelopment.com/westridge/>
- Concord River Walk in West Concord <http://www.concordriverwalk.com/>

Second discussion: Review of the initial concept plan.

- Concept plan shows a mix of single, duplex and triplex units, housing types as recommended in the Affordable Housing Production Plan.
- Suggested swapping the proposed 180 unit proposed 40B to where the single, duplex and triplex uses are located.
- Suggested road around the pond be pulled away from the pond to provide public access to pond, walking paths and open space areas.
- Suggested pocket parks/green space throughout the development.
- Suggested relocating the proposed club house closer to the pond so that it is not separated by the road.
- Inquired whether or not two club houses are needed or if tennis courts are a desired amenity.
- Suggested providing public amenities such as a boat house for canoes/kayaks, outdoor sitting area with Adirondack chairs and/or picnic tables and community garden.
- Suggested that the developer place the 40B units on the portion of the property abutting Interstate 495 and put the proposed single family, duplex and triplexes where the current proposed 40B is located.

Third discussion: Review of second concept plan.

- Concept plan shows additional pocket parks/green space throughout the development.
- Concept plan shows proposed club house relocated closer to the pond so that it is not separated by the road.
- Concept plan shows public amenities such as a boat house for canoes/kayaks (club house), outdoor sitting area with Adirondack chairs and/or picnic tables.

Recommended discussion points for the ZBA:

- Access and circulation of the current proposed 40B and the proposed single, duplex and triplex units.
- Density
- Housing tenure (rental/ownership)
- Discuss swapping the location of the proposed 40B with the proposed single, duplex and triplex units as shown on the concept plan.
- Petition Mass DOT on the importance of their participation early in the planning process in regards to access to Route 9. Since Mass DOT declined my request on behalf of the ZBA the ZBA may have to request that the Board of Selectmen send a letter to Mass DOT regarding this matter.
- Discuss height, number of stories, density, number of buildings and housing tenure.

Thank you for the opportunity to meet with the developer allowing me to have an informal discussion on development opportunities other than the future proposed 40Bs. Please note as the Town Planner I do not have the authority to approve development plans and recommend further discussion between the Town and the developer to determine the permitting process. I stress the importance of public participation to further explore desired density, layout, public amenities, housing types, circulation and access as it allows for a better planned project.

If you have any questions please do not hesitate to contact me.

Sincerely,

Jennifer Burney
Town Planner