

Summary of Article 1:

Proposed revision of "Elderly-Affordable" (EA) Zoning Bylaw 5.6

What are the proposed changes?

Permitted locations

Revised bylaw: EA housing projects may be located on any Town-approved site.

Current bylaw: EA zoned properties must be within 1 mile of Town Center.

This revision is consistent with Housing Production Plan recommendations. Multi-dwelling housing may work well in locations closer to public transportation, grocery shopping and other services not available in Sherborn's Town Center. In addition, future small EA developments that are integrated into the semi-rural fabric of the Town as proposed in the Housing Production Plan, should not be ruled out.

Types of EA projects allowed

Revised bylaw: adds the category of

- "affordable age-restricted" (over-55, at least 10% affordable units required)

Current bylaw: EA housing projects allowed are

- "affordable" (25% affordable units) or
- "age-restricted" (over-55, no affordable units required)

Addition of the "affordable age restricted" category will provide older residents with a needed housing option, and will provide developers an alternative to the State 40B process.

The current bylaw does not encourage inclusion of affordable units in elderly housing projects. It fails to serve the needs of Sherborn seniors and "downsizing" residents who wish to stay in Town but have no affordable age-restricted housing options.

Utilities: Location of water and septic infrastructure

Revised bylaw: Provides flexibility by allowing public water sources and wastewater treatment plants for EA projects to be located off site, for example on an adjacent property, provided it is a permitted use on that property.

This is already the case at one EA development in Sherborn. This clarification will encourage future EA projects to install water and wastewater facilities that are regulated by MA Dept. of Environmental Protection, which requires monitoring and a higher quality of wastewater treatment.

Current bylaw: "Adequate methods" for water and septic utilities shall be provided on the site.

What is not changed?

- All EA projects require re-zoning of the project property as EA, and approval of the specific project proposed, by a 2/3 vote at Town Meeting.
- EA projects require a "Special Permit" and undergo review by the Planning Board.
- All other provisions of the Zoning bylaws apply, including:
 - Size: Property must be at least 6 acres;
 - Density: No more than 4 units per acre allowed;
 - Open Space conservation: 25% of the property must be preserved as Open Space;
 - Setbacks: Larger (60 ft.) setback from adjacent properties.
- EA projects are subject to all the environmental and health regulations of the Town, and review and approval by the Board of Health, Conservation Commission and other Town Boards, as required for any building project.