



THE PLANNING BOARD  
272 Main Street  
Townsend, Massachusetts 01469  
978-597-1722

**TOWNSEND PLANNING BOARD  
LEGAL NOTICE**

Rec'd Townsend Town Clerk  
12 JAN '21 PM2:59

In accordance with the provisions of MGL Chapter 40A, Section 5 and 11, and Zoning Bylaw, Article XII, Section 145-69, the Townsend Planning Board will **continue** a public hearing remotely on **February 8, 2021**, at **6:45 PM** to review a proposed Zoning Bylaw, as follows:

**Age Restricted Development Zoning Bylaw Proposal** Parties wishing to speak in support of, or in opposition to, these amendments may do so in writing prior to the hearing, or at the hearing in person or represented by an agent or attorney. Copies of this Age Restricted Development Zoning bylaw proposal are available for review in the offices of the Town Clerk and Land Use Office during business hours or upon request by emailing [Planning@townsendma.gov](mailto:Planning@townsendma.gov) Join Zoom Meeting at the following link: <https://us02web.zoom.us/j/88244154690?pwd=clNXTGQ2bmhxcjVRSnI2RUcybXhFUT09> or by dialing +13017158592,,88244154690#,,,,\*949731# US (Washington D.C) and entering the following meeting ID and password: Meeting ID: **882 4415 4690** Passcode: **949731**

Respectfully submitted,  
Lance J. McNally, Chairman

**Published in the Sentinel & Enterprise: December 4, 2020 & December 11**

TCAM Inc. is inviting you to a scheduled Zoom meeting.

Topic: TOWNSEND PLANNING BOARD  
Time: Feb 8, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/88244154690?pwd=clNXTGQ2bmhxcjVRSnI2RUcybXhFUT09>

Meeting ID: 882 4415 4690  
Passcode: 949731  
One tap mobile  
+13017158592,,88244154690#,,,,\*949731# US (Washington D.C)  
+13126266799,,88244154690#,,,,\*949731# US (Chicago)

Dial by your location  
+1 301 715 8592 US (Washington D.C)  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)

Meeting ID: 882 4415 4690  
Passcode: 949731  
Find your local number: <https://us02web.zoom.us/j/kcWDF04wzl>

REVISED 01-11-2021

**ARTICLE # - Planning Board - Zoning Amendment: Age Restricted Development -[2/3rds vote required]**

To see if the Town will vote to amend the Zoning Bylaw as follows:

1. By amending Article IX, entitled "Special Provisions," by adding a new Section 145-54A, entitled "Age Restricted Development," as follows:

**§145-54A Age Restricted Development**

**A. Purpose.**

The purpose of this article is to provide for a variety of housing types, settings, and residential services to meet the needs of people as they age.

**B. Applicability.**

- 1) The Planning Board may grant a Special Permit for an Age Restricted Development in accordance with this Section 145-54A on any tract of land meeting the following requirements:
  - a) Two or more acres of land;
  - b) Minimum of 100 feet of frontage on a public way; and
  - c) Public water available at the street frontage.
- 2) An Age Restricted Development is intended for people age 55 or over. As such, buildings and site improvements in an Age Restricted Development shall provide for guest parking, public meeting areas, and universal design in accordance with the provisions of this Section.

**C. Uses.**

In a Residential Aquifer District (RA), Residential B District (RB), Commercial District (C), Neighborhood Commercial District (NCD), Downtown Commercial District (DCD), or Outlying Commercial District (OCD), the Planning Board may grant a special permit for an Age Restricted Development that includes townhouse dwellings.

#### **D. Basic Requirements.**

- 1) Units within an Age Restricted Development shall each be occupied by at least one individual over the age of 55 years old.
- 2) An Age Restricted Development shall comply with the following density regulations:

Use	Maximum Density	Maximum Building Height (Feet)
Cottage dwellings or two-family dwellings	4 units/acre	32
Townhouse dwellings	8 units/acre	32

- 3) Maximum building coverage shall not exceed 35 percent of the lot area for new construction or expansion of existing structures.
- 4) For cottage dwellings, two-family dwellings, and townhouses, the minimum setback shall be 30 feet from all property lines in RA and RB districts unless the Planning Board determines that a reduced setback is necessary to achieve the purposes of this section and will not have a detrimental impact on the neighborhood. Nothing in this section shall preclude the Planning Board from reducing or waiving minimum setback requirements between buildings or internal lots created within the Age Restricted Development.
- 5) No dwelling unit in an Age Restricted Development shall have more than two bedrooms.
- 6) The minimum common open space in the development shall be 30 percent of the lot area, and not more than 25 percent of the required minimum common open space shall consist of wetlands. The upland open space shall be contiguous and usable by residents of the development. A permanent conservation restriction running to or enforceable by the Town shall be recorded for the common open space area and shall include restrictions that the land be retained in perpetuity for conservation or passive recreation.
- 7) Minimum off-street parking requirements shall be:
  - a) Residential Parking: 2 spaces per unit.
  - b) Guest parking: 1 space per 3 units.

#### **E. Age-Appropriate Design.**

An Age Restricted Development shall be designed to provide housing options in a setting that encourages and supports aging in community. Units must be accompanied by common meeting areas, guest parking, and be designed for people as they age. At minimum, these terms mean that an Age Restricted Development shall have the following features:

- 1) Single-family, two-family, and townhouse units shall provide for:
  - a) At least one zero-step entrance,
  - b) Doorways with a 36-inch clear passage space,

- c) Master bedroom and an accessible en suite bathroom located on the same floor as the kitchen, living room, and dining room, all being on the same floor as the zero-step entrance,
  - d) Master bedroom and en suite bathroom designed and equipped for seniors and people with mobility impairments, and
  - e) Parking.
- 2) Outdoor facilities, such as walkways, gardens, and recreation areas, shall be designed for universal access.

#### **F. Development Standards.**

As part of the Planning Board's special permit review process, the Board shall evaluate the proposed Age Restricted Development for conformance to the following minimum design standards:

- 1) Architectural planning and design shall incorporate energy efficient design techniques, such as natural heating and cooling systems, use of sun and wind energy generation systems, and so forth.
- 2) Structures located near the project property lines shall be designed and located in a manner that reflects consistency and compatibility with neighboring areas, and shall include appropriate use of building density, heights, and design to minimize any intrusion on neighbors.
- 3) Outdoor recreation or gathering areas, particularly those that may generate significant noise and/or light and glare, shall be located to minimize intrusion on neighboring properties.
- 4) Structures shall be clustered to reduce site disturbance and protect open spaces as well as naturally and environmentally sensitive areas.
- 5) Building design shall avoid use of long, unbroken facades, and shall include use of balconies, offset walls, trellises and other design elements to provide visual interest.
- 6) Building design, colors, and materials shall generally correspond to the natural setting of the project site and to any prevalent design styles that may occur in neighborhoods within the general project area.
- 7) The development shall be served by public water.
- 8) The developer has applied for and received a Stormwater Management Permit from the planning board in accordance with the Town's General Bylaw §85: NPDES Phase II Stormwater Management. Adequate provision will be made for the disposal of sewage, waste, and drainage in accordance with the requirements of the Board of Health.

#### **G. Procedures.**

- 1) The special permit application, public hearing, and decision procedures shall be in accordance with Section 145-65 of this Zoning Bylaw.
- 2) The Applicant shall submit an Age Restricted Development special permit application together with the size, form, number, and contents of the required plans and any supplemental information as required in the Planning Board's Rules and Regulations.



#### **H. Decision.**

- 1) Section, The SPGA may grant a special permit for an Age Restricted Development pursuant to and in accordance with Section 145-65(F) of this Zoning Bylaw.

#### **I. Duration.**

Special permits granted under this section shall lapse in accordance with Section 145-65(G) of this Zoning Bylaw.

2. By amending §145-5, Definitions, to include the following new definitions in appropriate alphabetical order:

DWELLING, SINGLE-FAMILY DETACHED -- A dwelling other than a mobile home, singly and apart from any other building, designed or intended or used exclusively as the residence of one family.

COTTAGE DWELLING: A detached one-family dwelling that does not exceed 1,800 sq. ft. of livable floor area (meaning the heated floor area of the building above finished grade, excluding non-dwelling areas such as attic space or a garage).

DWELLING, TOWNHOUSE OR SINGLE-FAMILY ATTACHED -- A residential building of at least three but not more than eight single-family dwelling units sharing at least one common or party or fire wall, and with each building having at least one floor at ground level with a separate entrance.

DWELLING, TWO-FAMILY -- A detached residential building designed or intended or used exclusively as the residence of two families. A two-family dwelling shall not include a detached single-family dwelling with an accessory apartment.

DWELLING, MULTIFAMILY -- A building designed or intended or used as the residence of three or more families, each occupying a separate dwelling unit and living independently of each other, and who may have a common right in halls and stairways; with the number of families in residence not exceeding the number of dwelling units provided.

or to take any other action in relation thereto.