

## Director of Community and Economic Development

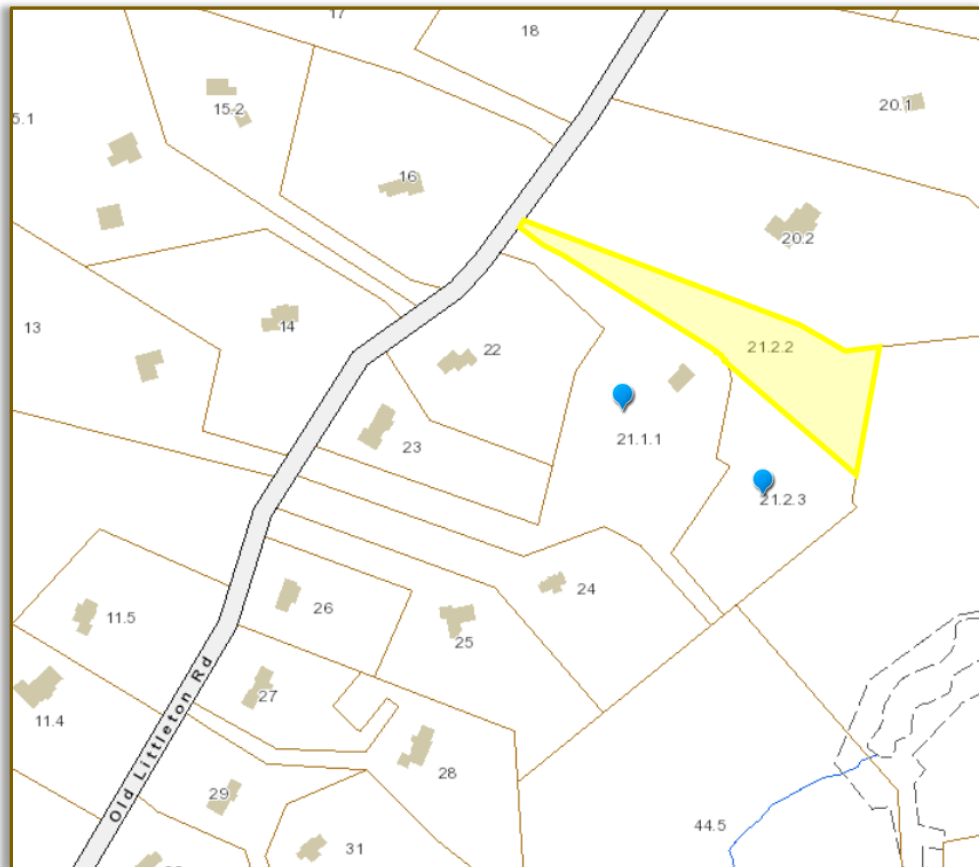
# UPDATE

April 5, 2021

### ■ ANR Plan Review

#### ***ANR Plan for Callaghan, Old Littleton Road Road, Map 14, Parcel 21-2.2***

This ANR plan dated March 2, 2021 proposes to create Lots B1 and B2 from existing 2.26-acre tract of land identified as Assessors Map 14, Parcel 21-2.2 (see map below). Lot B1 is proposed to be a 93,530 ± square foot (2.15-acre) undevelopable lot. Lot B2 is proposed to be a 4,847± square foot (0.11-acre) undevelopable lot.



## *ANR Criteria*

Frontage: The resulting parcels have frontage as follows:

Lot B1: Required = 50'; 30.00' as per measurement on plan' (non-compliant)  
Lot B2: Required = 50'; 0.00' as per plan (non-compliant)

Access: The resulting parcels have access as follows:

Lot B1: Yes (compliant)  
Lot B2: No (non-compliant)

Other Criteria: Other zoning criteria have not been confirmed. Approval of ANR does not constitute acknowledgement of any other zoning dimension as adequate and the applicant's engineer has provided the necessary disclaimer in regard to this.

## *Conclusion and Recommendations*

Overall, the submittal meets all the criteria for ANR. Recommend endorsing as ANR.

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## **■ Proposed Bylaw Amendments – Public Hearing**

### Introduction

In September of 2020, after preparing a comprehensive senior housing development bylaw for Special Town Meeting, the Planning Board withdrew the warrant article based on a perceived lack of sufficient public outreach. The Board determined that a more in-depth public process was necessary to sufficiently determine interests of both the senior population and the general public related to the provision of senior housing in Harvard.

Over the course of the next few months, a working group made up of staff, two members of the Board, and the Chair of the Council on Aging, developed a wide-ranging strategic plan to collect public opinion and formulate a bylaw. This effort included a senior survey, a general survey of housing, and a visual preference survey, all of which greatly contributed to the knowledge base needed to begin crafting regulations. The group also conducted several focus group sessions to gain more insight into to some of the information learned from surveys.

### Three-Phase Plan

One key takeaway from the surveys was that the first effort to bring about a comprehensive bylaw with all of the desired senior housing types was an overreach and far too much for Town Meeting to effectively digest at once. Therefore, the Board decided to take a slower and more methodical track and introduce the desirable senior housing types in three phases over the next year-and-a-half. While the specifics of phases 2 and 3 may change going forward based on timing and other factors, the three phases include the following tasks:

#### *Phase 1: Annual Town Meeting 2021*

- a. Draft a senior residential development bylaw (new Section 125-57)
- b. Amend the accessory apartments bylaw (Section 125-18.1)

The proposed senior residential development bylaw would include all of the general requirements for senior housing such as the age requirements, how many could be built in total and over the course of a year, age-appropriate design of the units, and what types could be developed. Initially, only accessory apartments and assisted living, types that we already have on the books, would be included. Essentially, this is a starting point for senior housing, to get a bylaw on the books so that future potential senior housing types can have a targeted receptacle for them. The recommended amendments to the accessory apartment section, are to increase maximum unit size from 1,200 s.f. to 1,500 s.f. and to allow as-of-right if the unit were built according to age-appropriate design standards.

*Phase 2: Fall Special Town Meeting 2021*

- c. Remove Assisted Living from ARV-SP (125-52E), amend, and place under Senior Residential Development Section
- d. Consider CCRC provision
- e. Adopt new OSRD by replacing §125-35
- f. Modifications to 125-10, Conversion for multiple residence
- g. Amendments to §125-2 Definitions

Phase 2 would reposition the current assisted living provisions from their current location under the Ayer Road Village Special Permit to the new senior residential development section 125-57. We would also consider adding continuing care retirement community as a new type, if further research warranted it, and adopt the Open Space Residential Design (OSRD) bylaw that would allow for village-like clusters of senior residences. This phase may also amend the existing 125-10 to better facilitate and define residential conversions.

*Phase 3: Spring Annual Town Meeting 2022*

- a. Adopt new Village Center District as §125-59
- b. Expand and amend Hildreth House Overlay District (if not part of 125-59 Bylaw)
- c. Map the MR District
- d. Amendments to provisions governing MR district
- e. Adopt new §125-58 Senior Inclusionary Housing
- f. Amendments to §125-2 Definitions

Phase 3 would propose a new zoning district for Harvard Center (as called for in the 2016 Master Plan) which may include provisions for infill development and clarity on conversions in this specific area. We may also map the Multifamily Residential (MR) zoning district which is already on the books as an option for senior independent living, propose a new inclusionary housing bylaw to get ahead of unfriendly 40B projects, and consider changes to the Hildreth House Overlay District.

New Section 125-57, Senior Residential Development

At this point, the specific provisions of this proposed bylaw will be summarized.

Amended Section 125-18.1, Accessory Apartments

At this point, the specific provisions of this proposed bylaw will be summarized.