

Senior Housing Bylaw for Annual Town Meeting  
Spring 2021

Chapter 125-57 Senior Residential Development

Formal Motion Text Goes Here

Interpretation:

- (LARGER CONTEXT) The following two bylaw changes represent efforts as part of the Planning Board's Housing Diversification Initiative.
  - As you may be aware, housing in Harvard is characterized by
    - LARGE houses on LARGE lots.
  - If houses in Harvard were T-shirts, they would come in just ONE size
    - And that size would be – EXTRA-LARGE
    - ~~— Rather than be a one size fits all community, the Planning Board seeks to add more options to better meet the needs of our community~~
- (SENIORS NEED) The Planning Board's most recent efforts focus on
  - SENIORS, a group we all aspire to be a part of, if we aren't a member already
  - As we age, that T-shirt we had in our 30's, 40's, even 50's, no longer provides the perfect fit, much like our housing needs change with time
  - The need for increasing senior friendly housing is WELL-DOCUMENTED
    - Surveys: Council on Aging (COA) in 2006, 2016
      - Need for smaller scale housing to retain seniors in Harvard
    - 2016 Master Plan calls for production of senior friendly housing
    - 2017 Housing Production Plan, smaller scale housing with higher density
- (ADDRESS THE PROBLEM) While documented, the question-challenge has been
  - HOW do we address this need?
  - In 2020, the Planning Board performed additional surveys
  - Reconfirmed the need, but carried the question ONE STEP FURTHER
    - Asked – What kind of housing is needed for Harvard residents?
    - Our solution is informed by these citizen inputs
- (SOLUTION) Bylaw presented before you today, represents Phase 1 of a 3 Phase program
  - Here in Phase 1, we
    - define the essential elements of senior housing
    - update Accessory Apart. Bylaw to encourage senior friendly units
  - Phases 2 & 3 will be discussed in bite-sized pieces at future town meetings
    - Housing clusters surrounded by open space
    - Town center, affordable units, Hildreth House District Zoning
  - Chapter 125-57 Senior Residential Development, as detailed in the warrant
    - Defines what is senior housing in Harvard
      - Sets age-friendly design requirements,
        - Single floor living, zero step clearance
      - Defines age restrictions
        - following federal guidelines
      - Sets maximum rate of unit production
        - Maintain balance between single-family homes & senior housing
- (WHY SUPPORT)
  - The proposed bylaw & 3-phase program
    - helps Harvard move BEYOND A ONE-SIZE FITS ALL community
  - This proposed bylaw has UNANIMOUS endorsement by

Senior Housing Bylaw for Annual Town Meeting  
Spring 2021

- Select Board and Zoning Board of Appeals (ZBA)
- Program will help retain Seniors, who are important members of our community
  - Make-up a significant fraction of our volunteer boards
  - Serve as vessels of the longest reaching community memory
  - Add to the strength and diversity of our community
- (CLOSING) I close with a VARIATION on the CLASSIC Sesame Street Song,
  - “People in your neighborhood”
    - Oh, a SENIOR is a person in our neighborhood,
    - In our neighborhood,
    - In our neighborhood,
    - Oh, a senior is a person in our neighborhood,
    - A person that I’D LIKE TO MEET EACH DAY
    - And for that to happen, a senior needs a PLACE TO STAY
  - Planning Board looks forward to spirited debate
    - Happy to answer questions or provide clarification to the proposed changes

Amendment to Chapter 125-18.1 Accessory Apartments

Formal Motion Text Goes Here

If 125-57 fails to pass:

Mr. Moderator, the Planning Board makes a motion to table the bylaw amendment to Chapter 18-1 Accessory Apartments without prejudice at this time. Without the definitions provided in the proposed 125-57 previously discussed, the changes do not represent the wishes of the Planning Board, ~~at this time~~ and we request the the opportunity to revisit this at a later date.

Interpretation:

- (EXISTING) The Planning Board Proposes
  - CHANGES to the EXISTING Accessory Apartment Bylaw in Chapter 125-18.1
  - Currently, Accessory Apartments
    - Secondary dwelling units on a single-family lot
    - Require a special permit from the Zoning Board of Appeals (ZBA)
- (CHANGES) The amendment before you respects the existing bylaw but makes targeted changes to encourage the development of senior-friendly units with age-appropriate design elements
  - Highlighted Changes
    - Name change – Accessory Dwelling Unit (ADU)
      - Use modern and widely-used terminology
    - Two structural changes
      - Accessory Dwelling production BY RIGHT
        - IF Senior design criteria in 125-57 are met
        - INCREASE maximum square footage to 1500 sq. ft from 1200
      - Clarify: no restriction on who occupies the unit, but produces age-friendly housing to diversify the housing stock
  - Inspired by the detailed surveys conducted by the Planning Board in 2020
- Measures have UNANIMOUS endorsement by
  - Select Board and Zoning Board of Appeals (ZBA)

Formatted