



**December 14, 2021**  
**Medway Planning & Economic Development Board**  
**Meeting**

**May 2022 Town Meeting**  
**Discussion of Warrant Article Ideas**

- List of ideas from Barbara Saint Andre (12-6-21)
- Draft Housekeeping article (12-6-21 bjs)
- Draft Housing Choice article (12-6-21 bjs)
- List of ideas from Susy Affleck-Childs (12-6-21)
- UPDATED Master List of Zoning Ideas (12-10-21)

I expect warrant article submittals will be due in mid-February so it is not too early to discuss this! Town Meeting is Monday, May 9, 2022.

**Potential Town Meeting zoning amendments for 2022 ATM (bjs)**  
**12-6-21**

1. Housekeeping – Flood plain
2. Multi-family overlay to comply with Housing Choice legislation
3. Solar installations – If pending SJC case requires adjustments
4. Sign Bylaw – need to re-activate – not for 2022 ATM
5. Should other issues wait for MP and HPP to finish (e.g., cottage cluster, multi-family housing, common driveways, in-fill lots, new zoning districts)

2022 Annual Town Meeting  
Housekeeping  
Draft 12-6-21 (bjs)

Article \_\_\_\_

To see if the Town will vote to amend the Zoning Bylaw, Flood Plain District, Section 5.6.1.E.3 as follows (words added in **bold**)

In Zones AI-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments are prohibited in the regulatory floodway **unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment** would **not** result in any increase in flood levels within the community during the occurrence of the base flood discharge.

or act in any manner related thereto.

2022 Annual Town Meeting  
HOUSING CHOICE  
Draft 12-6-21 (bjs)

Article \_\_\_\_

To see if the Town will vote to amend the Zoning Bylaw by establishing a new zoning overlay district, entitled “Housing Choice Zoning Overlay District”, as follows:

Amend Section 4.1.C to add “Housing Choice Zoning Overlay District”

Amend the zoning map to place the properties at 33 and 39 Main Street in the Housing Choice Zoning Overlay District.

Insert a new Section 5.6.5 Housing Choice Zoning Overlay District:

**5.6.5 HOUSING CHOICE ZONING OVERLAY DISTRICT**

A. The purpose of the Housing Choice Zoning Overlay District (HCZOD) is to comply with the requirements of G.L. c. 40A, §3A and applicable state regulations promulgated thereunder, and to provide for multi-family housing as of right.

B. All land in the HCZOD shall be subject to all of the requirements of the applicable underlying zoning district, with the following exceptions:

1. Land in the HCZOD may be used for multi-family housing as of right, subject to major site plan review under Section 3.5. Such multi-family housing shall be without age restrictions and suitable for families with children.

2. The maximum gross density for development of multi-family housing in the MZOD shall be 15 dwelling units per acre.

or act in any manner related thereto.

## **May 2022 Town Meeting Articles – Ideas Sac – 12-6-21**

### **ZONING**

1. BESS stuff . . .
2. Site Plan
  - define “development project” (this may be more of a rules/regs matter)
  - address issue of standards for site improvement/changes at existing developments vs. new developments (this may be more of a rules/regs matter)
  - outdoor dining, specifically put under administrative site plan
3. Massing/scale
4. Multi-family; better differentiate density formula for apartment buildings vs. non-apartment developments.

### **OTHER NON-ZONING**

1. Street Acceptance – Hartney Acres/Newton Lane
2. Revise stormwater bylaw; remove some of the text that can go to rules and regs. Other changes?
3. Tree Preservation – work with ConCom

NOTE – See last comprehensive list from January 2020; needs to be updated

# Ideas for Zoning & General Bylaw Work - UPDATED 12/8/2021

		Comments/Notes	PRIORITY	Assigned to?
	<b>ZONING BYLAW IDEAS</b>			
	<b>DEFINITIONS - Section 2</b>			
1	Kennel - Differentiate between animals as pets and/or home based business vs. a full commercial operation	Further discussion needed with Animal Control Officer and Board of Health. ZBA mentioned this as something of interest to them.		
2	Restaurant - Establish different definitions for different types of restaurants. Distinguish between "fast food" and others. Amend Use Table to allow non fast-food restaurants in industrial zones.			
	<b>ADMINISTRATION - Section 3</b>			
	<b>SITE PLAN REVIEW - Section 3.5</b>			
3	Refine triggering activities for major, minor and administrative site plan review and façade improvements (DRC)	Does the PEDB want to review this again?		
4	Revise language about requirement to construct sidewalks on the frontage of a project site, construct a sidewalk elsewhere in town, or make a payment in lieu of construction. Add option to also allow an applicant to make repairs to existing sidewalks that need improvement.	Suggested by Susy.		
5	Specifically add outdoor dining to list of activities to be addressed through administrative site plan review	Suggested by Susy		

		Comments/Notes	PRIORITY	Assigned to?
6	<b>POSSIBLE NEW SUB-SECTION 3.6</b> Establish a new sub-section for a Certificate of Zoning Compliance	What is the process for reviewing building permit applications and electrical permit applications for zoning compliance? How is it determined if a lot is exceeding the maximum lot coverage, impervious coverage standards, uplands requirements, etc. or whether other dimensional regulations or requirements about accessory structures and outdoor storage are met. This can also be used to evaluate and determine if a property remains consistent with a previously approved site plan and any conditions included in a site plan decision.		
	<b>USE REGULATIONS - Section 5</b>			
	<b>ADAPTIVE USE OVERLAY DISTRICT (AUOD) - Section 5.6.2</b>			
7	Revise to provide that existing commercially used properties within the AUOD district could have the allowed ARCPUD commercial uses by right with adm. site plan review in lieu of requiring a developer to go through a full special permit process. This change would apply only to properties within the AUOD districts which presently have business operations, most likely on a pre-existing, non-conforming basis.			
	<b>MULTIFAMILY HOUSING - Section 5.6.4</b>			
8	Revisit entire Section	Workshop Type Meeting to Discuss - Is this still needed? What changes would make for a better bylaw? Revisit the density requirements.		
	Add requirement for sidewalks along property frontage			

		Comments/Notes	PRIORITY	Assigned to?
<b>DIMENSIONAL REGULATIONS - Section 6</b>				
	<b>Section 6.2 General Provisions</b>			
9	<b>Section 6.2. E. Lot Frontage, 3. Access.</b> Revisit the requirement that "An owner shall provide a means of access for vehicles from the frontage to a principal building for emergency services, for deliveries and for off-street parking."	Do we want to continue to require that access to a parcel has to be from its legal frontage?? What about suitable access from a common driveway?		
10	<b>Section 6.2.F. Setbacks.</b> Add language to specify what incidental and accessory items can be located within the standard setback areas.	Jack has suggested not allowing sheds, stored boats, trailers and swimming pools to be allowed in the front setback areas. See Walpole bylaw.		
11	<b>NEW Section 6.4 - Massing</b>	To address the over massing of a building on a small site, primarily residential, when new construction is out of character with the existing neighborhood. Look at floor/area ratio and other ways to address. This needs some time and study to evaluate.		
<b>GENERAL REGULATIONS - Section 7</b>				
<b>7.1 Site Development Standards</b>				
	<b>OFF STREET PARKING and LOADING REGULATIONS - Section 7.1.1</b>			
12	Update parking standards especially for industrial uses			
13	Add parking provisions for future reserve parking			



		Comments/Notes	PRIORITY	Assigned to?
	<b>FENCES - New Section 7.1.4</b>	Regulations to address safety and sight lines		
14	Fences - Require shorter fence height (3') in front for how a certain distance back into the front setback to avoid sight line issues. Could also address height of shrubbery.	Recommended by Jack and Erika.		
15	Look at <i>Private Fence Rules and Regs</i> at DPW web page			
16	<b>BUFFERING - New Section 7.1.5</b>	Suggested at 4-2-19 PEDB mtg		
17	<b>SIGN REGULATIONS - Section 7.2</b>	Simplify, streamline, make more user friendly, eliminate duplication. Look at window signs, temporary signs, signs required by state law - Lottery, Auto Inspection, etc. Adjust amount of allowed sign surface area for wall signs to correspond to distance from street. Add text re: removal of old, pre-existing nonconforming signs before new sign permits are issued for replacement signs. Tom, Barbara and Susy need to resume work on this.		
<b>SPECIAL REGULATIONS - Section 8</b>				
18	<b>ADULT USES - New Section 8.12</b>	Change from by right to special permit???? If so, need to establish permitting criteria.		
19	<b>BACK LOT ZONING - New Section 8.13</b>	New sub-section to provide special permit option to allow a house to be built on an oversized parcel with insufficient frontage. Could include driveway construction. This option would remove need for a full subdivision process. We could also include provisions for stormwater management.		

		Comments/Notes	PRIORITY	Assigned to?
20	<b>COMMON DRIVEWAYS - New Section 8.14</b> Add regulations for Common Driveways. Allow by right or special permit? Anywhere!?!? NOTE - Common driveways are NOT private roadways. They provide access only, not frontage.	New sub-section to address criteria and basic standards for common driveways (length, width, stormwater, etc.) We already have a definition for common driveways and they have been used in ARCPUD and OSRD developments. Is this the best place to inset such standards or should they go in 7.1 Site Development Standards?		
	<b>TWO-FAMILY - New Section 8.15</b>	Revisit definition of two-family/duplex. Establish criteria for special permits. Consider adding the Village Commercial District as a possible location. Are a 2 family and duplex the same thing? Do we want/need to distinguish between the two? Horizontal vs. vertical separation? Should there be some measure of the extent of connection between the two units?? Establish special regulations to address appearance, parking, open space, curb cuts, height, etc. Revisit requirement that a 2 family building has to have the appearance of a single family house.		
	<b>DRIVE-THRU FACILITIES - New Section 8.16</b>	Establish special permit criteria for drive-thrus. See language provided by Ted Brovitz. NOTE - Drive-thrus are allowed by special permit and only in the CB, NC, BI and OGVC and OGBP zoning districts.		
	<b>LAND CLEARING - New Section 8.17</b>	Suggested by Jack. WE have a draft. Perhaps incorporate into Land Disturbance Bylaw amendments and Tree Preservation idea.		

		Comments/Notes	PRIORITY	Assigned to?
	<b>NEW ZONING DISTRICTS</b>			
A	Create a new <b>Traditional Neighborhood Development overlay district</b> for new construction that would allow for more dense, Smart Growth type neighborhood. Not the same level of density as required by a 40R district but denser than what we allow now.	This might be good for the Cassidy properties behind Medway Commons and/or behind Charles River Bank. Look at Smart Growth report by Gino Carlucci from several years ago. Recommend waiting until the Town's sewer/capacity issues are resolved. Also need to talk with the Cassidy family to see about their long term ideas for their property.		
B	Create a <b>Cottage Community</b> special permit option	Reconsider this.		
C	Create an <b>Early Suburban Zoning District</b> with dimensional requirements to more closely match what exists on the ground.	This would be suitable for Brentwood and other smaller lot, early post WWII sub- divisions. Most of these areas are currently zoned ARII. Reduce minimum lot size, frontage and setbacks to better match what is actually on the ground.		
D	Create a <b>new industrial zone</b> for west side of West ST north of Route 126. Area is presently zoned ARII.	Need to discuss with EDC. Not to include ground mounted solar. Boundaries? Similar uses to East Medway Industrial Park or Business Industrial District? Allow for contractor's yards? Use Table and Zoning Map would also need to be revised.		
	<b>NOTE - It may be wise to hold off work on New Zoning Districts until after the Master Plan is completed.</b>			

		Comments/Notes	PRIORITY	Assigned to?
	<b>ZONING MAP REVISIONS</b>			
1	Expand boundaries of East Industrial zoning district	Get input from EDC on this. Expect neighborhood opposition.		
2	Establish another Village Commercial district on Main Street/Route 109 from Medway Mill west toward the Community Church			
	<b>GENERAL BY-LAW IDEAS</b>			
A	Establish some stronger property maintenance regulations to address junk, dilapidation, blight, accumulated unregistered vehicles, collections of debris, etc.	Need input from Jack Mee and Beth Hallal. Property maintenance is an optional part of the Building Code but it pertains to structures, not sites. Is BOS interested in something like this? What do we presently have to address this? What is the statute that allows the BOH to act?? Staff recommends the PEDB discuss this with Jack Mee, Health Agent Beth Hallal, and the TA/BOS to gauge interest.		
B	Establish start and stop times for construction work	We have a draft. Needs work.		
C	Regulate the amount of and quality of fill being brought onto development sites.	Of interest to Bridget Graziano and Jack Mee. Bob Tucker says there are state laws that already address this. Difficult to enforce. Testing is expensive. We have a draft based on the Salisbury bylaw. Needs thorough discussion and vetting.		
D	Revise general bylaw to decrease required fence height around pools to 4' to be consistent with state law.	Suggested by Jack Mee. Discussed with PEDB. Jack to take lead on this.		

		Comments/Notes	PRIORITY	Assigned to?
E	Scenic Road bylaw	Take part of the <i>Scenic Road Rules &amp; Regs</i> and turn into a bylaw. Broaden scope beyond the limited scope of the state statute which only addresses trees and stone walls in the right of way.		
F	Establish bylaw to promote universal accessibility and visitability of dwelling units	Suggested by Sue Rorke at 7/20/15 PEDB meeting. Something for a Disability Commission to consider.		
G	Tree Preservation	Conservation is working on this for May 2022 town meeting. Will need to coordinate with PEDB for site plan review.		
H	Stormwater Management/Land Disturbance	Revisit bylaw. Remove items that should be in Rules and Regs. Bridget, Susy, Stephanie and Barbara to work on this.		
I	Fees	Revise to provide a more aggressive fine schedule		
J	Revise General Bylaw on Parking of Commercial Vehicles in Residential Zones			
	12/10/2021 - sac			