

DEVELOPMENT AT CORNER OF MAIN ST. AND EAST PLAIN STREET

WAYLAND

May 9th, 2019





Goals of the optional zoning overlay

- Create a mixed use overlay to meet the community's goals for high quality development on Main Street in Cochituate Village.
- Enable development to have a village character that includes a mix of uses, including retail, office and residential.
- Allow the mixed use overlay to be connected, via sidewalks and patios, to existing parks, residential areas and Middle School, to provide safe walkability and convenience for residents and students and to provide potential shoppers for the businesses located in the overlay.

Major Features of a Town Village Overlay District

Provisions and discussion points

- Projects developed using the Overlay may/must include a housing component: studio, one and two bedroom units, and/or multifamily housing.
- Meet affordable housing goals of Article 22 a minimum of 16.7% of the units in the development to be affordable with six or more units constructed.
- May have more than one building on a lot; parking at the rear or side of structures.
- Decrease required front or other setbacks, with an increase in building footprint with no maximum of % lot coverage.
- Increase the height of buildings to 42' vs 35'
- Relax the parking requirement for retail in the district from one parking space per 140 Square feet to 250 sq. ft.
- Comply with the goals of the Wayland Master Plan and to require mandatory Design Review Board approval based on Town's Design Guidelines

Streamlined project permitting

- The Planning Board is the Special Permit Granting Authority & Site Plan Approval.
- Information about special permits is consolidated and clarified.
- Provides specific findings the Planning Board must make for overlay project district

§ 198-2701 Town Village Overlay District

A. Location.

The Town Village Overlay District includes properties on the west side of Main Street of Business A and Residential and designated on the Wayland Assessors Map 51B-Parcel 031b, Map 51B Parcel 032, Map 51B Parcel 033 and Map 51B Parcel 033A zoned residential.

B. Statement of purpose.

The purpose and intent of the Town Village Overlay District are to allow for greater design flexibility and creativity in order to develop retail/commercial space along with a diversity of housing types that are compatible with the existing surrounding uses and that are designed to preserve the community's unique rural and historical character.

§ 198-2701 Town Village Overlay District

C. Goals.

The Town Village Overlay District is established to:

1. Create a mixed use overlay district that will meet the community's goals for high quality development along Main Street.
2. Enable development within the overlay to have a village character that includes a mix of uses, including retail, office and residential.
3. Allow the Town Village Overlay District to be connected, via sidewalks and allow for safer connections , to the existing residential areas and schools, to provide for walkability and convenience for residents and students, and to provide potential shoppers for the businesses located in the overlay;
4. Provide commercial areas with safe walking distance to the Wayland Housing Authority Property, and
5. Improve the streetscape appearance and provide development compatible with the character of the community and neighborhood.

D. Definitions.

COMMUNITY SPACE: Public locations where members of a community tend to gather for group activities, social support, public information, and other purposes. They may sometimes be open for the whole community or for a specialized group within the greater community.

LIVE-WORK SPACE: A dwelling unit in which up to 50% of the floor area is used for the production, showing and sale of art or handcrafted artisan crafts.

MIXED USE: A combination of residential and business uses, as noted below, arranged vertically (in multiple stories of a structure) or horizontally (adjacent to one another in one or more buildings on a lot).

Wayland Town Village Overlay District

E. Permitted Uses.

In addition to those uses allowed under § 198-1101 of the Code of the Town of Wayland, a Mixed Use Village Overlay District may also include: open space, residential dwelling units and associated facilities, live-work spaces, community space, and commercial establishments that may include retail and service establishments, business or professional offices, software development offices, medical offices, medical and dental clinics, bed-and-breakfasts, inns, restaurants, and other establishments serving food, convenience stores. Food may be consumed outdoors in landscaped terraces, designed for dining purposes.

F. Prohibited uses.

In addition to those uses prohibited under § 198 attachment 3 Table of permitted principle uses by district of the Code of the Town of Wayland, no portion of the Mixed Use Village Overlay District shall be used for research and development laboratories or manufacturing enterprises, adult use establishments, on-site laundry or on-site dry cleaners, automotive repair shops or dealerships and car washes.

Wayland Town Village Overlay District

G. Authority.

1. The Wayland Planning Board is hereby designated the special permit granting authority (SPGA) to grant special permits for proposed developments under the provision of this section.
2. The Planning Board, by grant of a special permit, may authorize projects that:
 - A. Allow for mixed use development;
 - B. Decrease the required parking;
 - C. Increase the percent of impervious surface through a transfer of development right (TDR) process;
 - D. Decrease the required front or other setbacks;
 - E. Allow for multiple buildings on one lot; and/or
 - F. Allow for increased building footprint within the Mixed Use Village Overlay District up to maximum lot coverage of 10%.
3. The Planning Board may grant a special permit only upon finding that such use is in harmony with the general purpose and intent of the Zoning Bylaw and the proposal meets the specific provisions set forth under the Town Village Overlay District bylaw. In granting the special permit, the Planning Board may also specify conditions, safeguards and limitations concerning the use of the property associated therewith.
4. Site plan approval process, pursuant to § 198-601, is required for all proposed developments under this bylaw. This approval process may include a traffic study to be funded by the applicant.
5. Design review criteria, is mandatory for all Town Village Overlay Developments.

Wayland Town Village Overlay District

H. Findings for a special permit. In addition to the provisions of § 198-203.1, Special permits for zoning use, the Planning Board shall consider the following factors, as applicable, in granting or denying a special permit for proposed development projects under the Town Village Overlay District.

1. Suitability of the site for the proposed development;
2. Adequacy of the site in terms of the density of proposed uses;
3. Impact on the visual character of the business district and surrounding neighborhood;
4. Provides goods and services needed by the local community;
5. Follows the design guidelines;
6. Adequacy of pedestrian and bicycle access to buildings, public spaces, and between adjacent uses;
7. Degree to which the proposed project complies with the goals of the Wayland Master Plan;
8. Meets affordable housing goals of the Wayland Inclusionary Zoning Article 22 ;
9. Creates compatible retail and commercial space (not "strip malls");
10. Permits small to moderate economic development and residential uses designed in a village setting and scale;
11. Provides connections to existing and/or proposed sidewalks;
12. Is in harmony with existing examples of 18th and 19th century New England architecture, including the scale of structures;
13. The size and massing are consistent with the village character;
14. Allows for housing and housing at a higher density;
15. Utilizes reduced setbacks to provide for village design and improved pedestrian access;
16. Provides for parking to be at the rear or side of the structures;
17. Includes multiple buildings in order to create small scale structures which would be more consistent with the village character;
18. Provides provision to reduce or eliminate undesirable visual, noise, odors or similar impacts upon adjoining properties and the public;
19. Provides safe vehicle access to and from the right-of-way.

Wayland Town Village Overlay District

I. Housing.

1. Projects developed using the Town Village Overlay zoning shall include housing. The housing types may consist of: studio, one- and two-bedroom units, and/or multifamily housing.
2. The mix of uses shall be balanced and compatible and shall contribute to a vibrant village atmosphere, including a combination of ground floor street-front uses such as retail, restaurant and offices.
3. Ground floors of buildings fronting streets or public accessways shall be reserved for commercial uses except as specified below.
 - a) (a) Dwelling units shall be allowed on ground floors of buildings as follows:
 - I. The building is set behind another building that has commercial uses on the ground floor; or
 - II. The residential portion of the ground floor of a building is set behind street-front retail/office/restaurant uses within the same building; or
 - III. The Planning Board determines that street-front residential uses will not have an adverse impact on the continuity of the commercial street-front uses, and where such street-front residential uses will not be adversely affected by proximity to the street and adjacent commercial uses.

Wayland Town Village Overlay District

J. Parking.

1. Parking requirements: Entrances to dwelling units shall be visible and accessible from any parking areas located in the rear of a mixed-use building. All entrances are to have sufficient illumination at nighttime controlled by the residents of the development.
2. The Planning Board, consistent with § 198-506.1.11 section, will consider the following parking requirements for developments within the Mixed Use Village Overlay District:
 - a) 1.75 spaces per dwelling unit for one- and two-bedroom units.
 - b) One space for studio units.
 - c) One space per 250 square feet of retail.
3. The Planning Board may further reduce the total amount of parking required in the Mixed Use Village Overlay District if the developer shows that, based upon the expected demand of the parking by the various uses, there is not a need for the total number of spaces that would otherwise be calculated based upon the square footage of uses proposed. The Planning Board may require a parking reserve area for some or all of the number of reduced spaces. A parking reserve is an area that is set aside for potential future use as parking if the Planning Board determines that the parking need exceeds the original estimated need, or if due to changes of use in the development additional parking is needed for the new uses. The parking reserve shall be landscaped and maintained, but shall not be counted towards the minimum required pervious portion of the development (since it may at a future time be converted to parking use).

K. Vehicle and pedestrian elements.

1. Vehicle, pedestrian and bicycle elements shall be designed to provide a network of pathways, and promote walking within the Town Village Overlay District.
2. Curb cuts shall be minimized and a bonus provision on additional floor area will be considered.
3. To maintain a pedestrian-friendly environment, motor vehicle parking spaces shall be located behind or beside buildings wherever possible. Parking located directly between the building and the street alignment shall be strongly discouraged.

L. Open space and public amenities.

All developments approved under the Town Village Overlay District shall contain a minimum of 10% publicly accessible open space, located on the site to promote pedestrian and shopper accessibility. These areas may include pedestrian-friendly amenities, such as wide sidewalks/pathways, outdoor seating, patios, or courtyards, as well as landscaped/garden areas associated with these pedestrian amenities. It may include landscaped pathways connecting adjacent developments, but should not include painted pathways/crosswalks through paved parking lots. Links/sidewalks designed to connect parking areas with adjacent developments are encouraged to further the goal of providing safe pedestrian access to businesses, Middle school, Churches and residences within Cochrasset. Site landscaping shall be maximized. All improvements to this publicly accessible open space shall be installed and maintained as part of the development by the project proponent.

M. Setbacks.

Within the Town Village Overlay District, the Planning Board, as part of the special permit, may approve decreased front yard or side yard setbacks to improve site design, promote pedestrian and bicycle accessibility, or allow for consistency with the setbacks of abutting properties to allow new buildings to relate to existing adjacent structures. In order to promote accessibility from sidewalks along Main Street, front yard setbacks may be reduced to 15 feet. In cases where more than one structure is placed on a parcel, structures may be placed farther back on the site to establish courtyards or other open spaces, and to allow for appropriate layout and site design. Side yard setbacks may be reduced, especially where the abutting property is in business or mixed use. In all cases where a lesser setback is allowed, the Planning Board may impose such conditions as it deems necessary. Such circumstances may include landscaping, consistency with existing street setbacks, and design that encourages a pedestrian environment.

N. Hiring of a consultant.

1. The Planning Board may utilize provisions of MGL c. 44, § 53G to hire consultants to assist the Planning Board in review of the proposed developments.
2. In addition, the Planning Board shall request the Design Review Board to assist in the review of any project in the Town Village Overlay District.
3. The Planning Board may adopt rules and regulations to advance the goals of this bylaw.



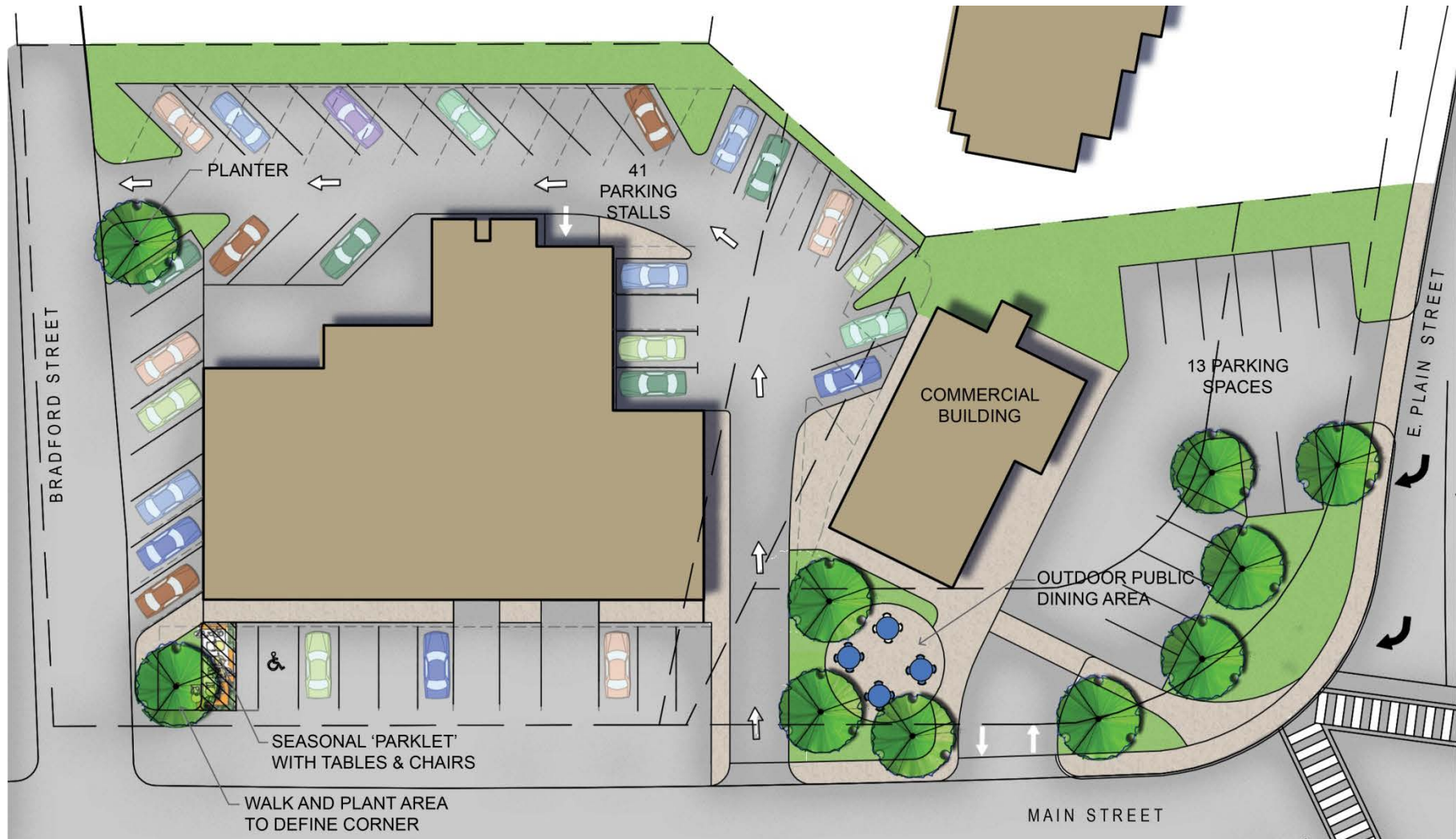






Option 1

- Existing building to remain
- Façade improvements
- Public area with tables and chairs



Option 2

- Existing building be modified
- Public area with tables and chairs



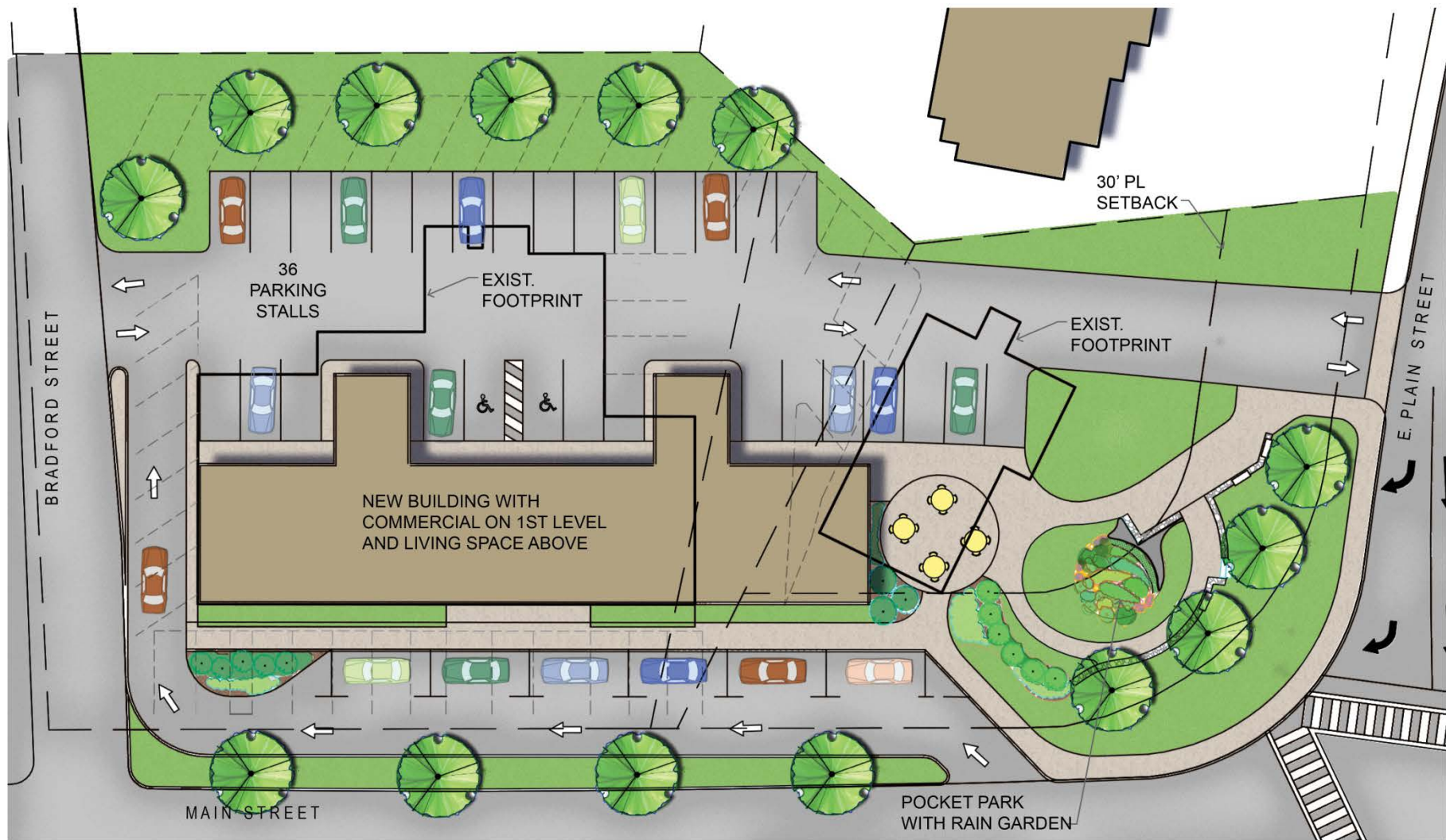
Option 3

- Existing building be removed
- Possible ATM drive-thru
- Public 'parklet' area with rain garden



Option 4

- Existing buildings to be removed
- Possible new building commercial / residential above



Inspirational Example of Façade upgrade



Inspirational Examples



Former gas station was replaced with building shown.

Existing gas station to be replaced with commercial building. *(image on next slide)*

Inspirational Examples



Existing building



Current lot use is gas station.
Planned development shown above.

