

Addendum to Application for Site Plan Approval
600 Canton Avenue
Winter Valley Residences, Inc., a Massachusetts non-profit corporation – Applicant

Attachments

1. Copy of Article 48 of the 2021 Annual Town Meeting
2. Zoning Table
3. Site Development Plans prepared by DeVellis Zrein Inc., dated November 4, 2022
4. Architectural Plans prepared by John V. Downie, Architect, dated October 27, 2022
5. Stormwater Management Report prepared by DeVellis Zrein Inc., dated November 4, 2022

Requested Relief

Site Plan Approval under Section VIII, D, 1 of the Zoning Bylaw. The Applicant has also filed a Notice of Intent with the Conservation Commission seeking an Order of Conditions for certain wetland replication work on Town-owned property at the corner of Canton Avenue and Highland Street. In that regard, the Applicant has also applied for Select Board approval of the work that may be authorized by the Commission. The Conservation Commission opened its hearing on November 15 and continued the hearing for a site walk on December 10, at 8:30 am.

Discussion

This is an application for Site Plan Approval for a new building to provide 36 affordable housing units for individuals who are 62 years of age or older (seniors) and/or physically disabled. The Applicant, Winter Valley Residences, Inc., is the owner and operator of Winter Valley, a HUD-subsidized housing property for seniors and/or physically disabled persons located on approximately 24.5 acres of land at 600 Canton Avenue. Winter Valley was developed in accordance with the provisions of Section VI, A, 5, subparagraph (d) of the Zoning Bylaws, which established the Residence D-1 District within the Town.

At the Annual Town Meeting in May of 2021, the Town voted to amend subparagraph (d) to authorize the number of housing units allowed in a D-1 District to increase from 160 to 196 in an additional building containing 36 such independent living units. Town Meeting further amended Section V, C to allow the building to contain 3½ stories with a maximum height of 37½ to the midpoint of a sloped roof (or 45 feet to the peak of such roof). (See copy of Article 48, attached.) The Applicant now seeks approval of a site plan that addresses the development of the new building (Building 6). Building 6 will contain 3 ½ stories with a total of 36 units. The building will be 45' in height to the peak of its roof. It will have a footprint of ~14,271 square feet, including screened porch areas. The gross floor area will be 42,813 sf. If approved, the project will add 36 of affordable, low-income units to the Town's subsidized housing inventory (SHI). All of the units will count for such inclusion.

Section VIII, D, 3 of the Zoning Bylaws establishes conditions for Site Plan Approval. The Applicant provides the following regarding such conditions:

- a. Protection of adjoining premises against detrimental or offensive uses on the site. The Applicant suggests that the proposed use, independent housing units for seniors and persons with physical disabilities, is a low impact, high value use. It will be the sixth residential building on a property that currently contains 5 residential buildings and 160 units, which is quiet and generates very little traffic. Approximately one-half of the residents own vehicles and drive occasionally. Winter Valley owns and operates a shuttle van that meets a substantial portion of the transportation demand for the community.

The building is to be located to the rear of the campus, on a portion of the property that has three direct residential abutters on the southwesterly side. There is one abutter (property of the BID Hospital-Milton) on the northeasterly side. In July of 2021, the Applicant entered into an agreement with the three residential abutters pursuant to which it agreed to enhanced setbacks and other items. In that regard, zoning requires a minimum setback of 40 feet from such properties. The Applicant agreed to a minimum of 54 feet; the plans now provide for a setback of 68 feet from that property line and 77 feet from property of the Hospital. The building is also set such that the closest point of the building is a corner with both sides skewed away from the property line. Parking and the site driveway approach to the building are located on the opposite of the building from the three direct abutters. The building will have a sloped roof, which contains a “bathtub” to house building mechanical systems. That height is 45 feet to the ridge of the roof. The site plan will also preserve trees and will add trees and other plantings between the property line and the building.

- b. Convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements. The Applicant has met with the Fire Chief to review safe access to the area of the site that is subject to this development and modified plans accordingly. The new building and parking area are located to the rear of the property, almost 1,500 feet from Canton Avenue and is serviced by an internal site driveway that has sidewalks, lighting and other features. The parking area is also located on the side of the building that is opposite from the residential abutters so that noise and lights will be shielded by the building itself.
- c. Adequacy of the methods of disposal of sewage, refuse and other wastes resulting from the uses permitted or permissible on the site, and the methods of drainage for surface water. The site is served by town sewer. There is a private sewer line that serves the five existing buildings; the new building will tie into that sewer line. In addition, the Applicant is negotiating with the developer of a new assisted living, memory care facility proposed for development on the adjacent BID-Hospital property to allow that development to connect its sewer line to the WV sewer line. If the parties reach agreement on a sewer easement and the Town approves the connection at Canton Avenue, then the portion of the plan for the new building site showing the new sewer line connection will apply.

The Applicant contracts with a private operator for both trash and snow and ice removal; the Town provides recycling removal. There is also a significant onsite stormwater

system that discharges to a wetland area on abutting property owned by the Town at the corner of Canton Avenue and Highland Street. The Applicant has filed a parallel application with the Conservation Commission to expand and enhance this area, which is a plan that was recommended by the conservation agent as part of mitigation for impacts to a small, isolated wetland (5,718 sf) in the area proposed for this new building. The hearing with the Commission will commence on November 15, 2022.

- d. Adequacy of space for the off-street loading and unloading of vehicles, goods, products, material and equipment incidental to the normal operation of the establishment. This section is not applicable. The use is a residential facility. Individual tenants have adequate parking and other access for day to day living.
- e. Proper use of the site with respect to unit density and proximity of adjacent buildings to each other. The five other residential buildings on the property are sited to provide internal connectivity and adequate setbacks and buffers from abutting properties. The first four were built in about 1980; the fifth was built in the early 1990's. This building will sit behind Building 5; its location is consistent with that of the other buildings and will be well-buffered from abutting properties.
- f. The adequacy of lighting to maintain a safe level of illumination on the site and whether lighting is properly shielded to protect adjacent properties. Sheet ___ contains a photometric plan that identifies the location, height and specifications regarding lighting for the building and new parking area. Lighting is designed to ensure safety, while being set at low levels and shielded from abutting properties.

Compliance with Specific Requirements of Rules and Regulations

The following information is intended to supplement information contained in the plans and stormwater report, and in response to comments of the Town Planner in his review of the application materials:

- 11.6.1 Runoff and Erosion Control. The Erosion Control notes are described on Sheet SP-1 (Site Preparation Plan), Sheet C-2 (Grading and Utilities Plan) and Section 6 of the Operation and Maintenance Plan (pp. 55-57 of the Drainage Report). The Drainage Report quantifies and qualifies the existing conditions, proposed conditions and runoff characteristics.
- 11.6.1.1 Areas Subject to Flooding. There are no areas that are subject to flooding.
- 11.6.1.2 Sheet C-2 and Sheet C-3 (Planting) identify proposed grading and vegetative cover throughout the limits of disturbance.
- 11.6.1.3 Sheets SP-1, C-2 and C-3 contain notations and details concerning construction activities and sequencing, including methods to protect remaining vegetation.

11.6.1.4 The Existing Conditions Plan and the Grading and Utilities Plan (Sheet C-2) show existing and proposed elevations. Sheet C-2 shows both existing and proposed elevations in context with each other.

11.6.1.5 There is an isolated wetland (~5,145 sf) in the location of the proposed building, shown on the Existing Conditions Plan. The Applicant proposes to replicate this wetland on a Town-owned wetland immediately next to the entry drive at Canton Avenue. The Applicant has filed a Notice of Intent with the Conservation Commission. The proposed replication is shown on Sheet C-7 (Wetland Replication Plan).

11.6.1.6 Sheet C-2 shows all proposed drainage mitigation. There are no areas on site that are subject to flooding. The Drainage Report quantifies and qualifies all drainage mitigations, including a closed piping network, water quality units, a detention basin and an outlet control system.

11.6.3.2 Sheet C-2 shows the locations of two test pits in the location of the proposed detention basin. Sheet C-5 shows details of two test pits taken on the site. The Drainage Report describes the soil conditions that were mapped. The stormwater exfiltration and detention were modeled using the TR55 analysis using the specific soils and their infiltration characteristics.

11.6.4.1 Impact on traffic. There are currently 160 independent living units, the substantial majority of which are one-bedroom units. The new Building 6 will contain 36 one-bedroom units. All units are occupied by seniors and/or person with disabilities. One half of the residents own a vehicle. The Applicant owns and operates its own shuttle van. A substantial majority of residents do not work and do not commute during peak hours. Traffic impacts associated with Building 6 will be minor and consistent with existing low volumes of traffic that enter and exit the site via the site driveway at Canton Avenue.

11.6.4.2 Parking. There are parking areas located proximate to each building. The zoning bylaw requires a minimum of 1 space for every 2 units. There are currently 129 spaces on the campus. The parking area for Building 5 will be modified and 29 spaces will be added to that area, as shown on Sheet C-1.

11.6.4.3 Police and Fire. As indicated above, the Applicant team met with the Fire Chief to review fire access to the building and fire safety within the building. The team did not meet with Police as it does not foresee any increase in the need for police services.

11.6.5.4 Transportation. As indicated above, the Applicant owns and operates a shuttle van and an automobile, which are used to shuttle residents to various locations in Town.

11.6.5.4 Recreation. Knowlton Hall and the area around it, contain indoor and outdoor recreation and meeting spaces, as well as raised gardens that are available for use by residents. The Applicant conducts formal and informal classes. There are also sidewalks throughout the campus. All facilities are open and available to all residents. No new facilities are proposed to be added.

Conclusion

The Applicant suggests that there are no significant impacts. This is a high value, low impact development that will bring new, needed affordable housing for seniors in a campus setting on a large property that is well-buffered from its neighbors. The property is currently a low traffic generator and the additional units to be created will not contribute any significant increase in such volume. The Applicant suggests that the site plan is well thought out, is protective of abutting properties and meets requirements of town departments. The Applicant therefore requests approval of this Site Plan and looks forward to a hearing on the same.

Article 48. To see of the Town will vote to amend Chapter 10 of the General Bylaws, known as the Zoning Bylaws, as follows:

In Section V, C, by striking the first sentence thereof and replacing it with the following sentence:

In a residence D-1 district, no building shall be erected or altered to exceed three and one-half (3 ½) stories and thirty-seven and a half (37 ½) feet in height, which height shall be measured to the midpoint of a sloped roof, provided that the maximum height to the ridge of a sloped roof shall not exceed forty-five (45) feet.

In Section VI, A,5, by striking subparagraph (d) thereof and replacing it with the following:

(d) In a Residence D-1 District containing a housing for the elderly and/or handicapped development, the number of independent dwelling units, excluding structures existing March 15, 1977, shall not exceed 196 units. Further, no single building in a Residence D-1 District shall contain more than eight independent dwelling units, except that a housing for the elderly and/or handicapped development may include one building of up to 32 independent dwelling units and one building of up to 36 independent dwelling units.

600 Canton Avenue
Zoning Table

Section	Item	Min/Max Required	Proposed
V.C	Maximum height for building with sloped roof	45'	45'
VI.A.1	Minimum lot size	20 buildable acres min	24.5 acres
VI.A.1	Minimum frontage	150' min	152'
VI. B. 5	Front yard setback from Canton Avenue	150' min	1,479'
VI.C.1	Side yard setback	40' min	68' 77'
VI.D.4	Rear yard setback	30' min	679'
VII.I.1(b)	Number of parking spaces – one space per two units	98	158
	Number of spaces for Building 6 one per two units	18	29
VII	Minimum setbacks for parking spaces in Residence D-1	N/A	N/A