



Winthrop Town Center Zoning

Funding provided by the
District Local Technical Assistance
program.

Prepared for

Town of Winthrop
1 Metcalf Square
Winthrop, MA 02152
Tel (617) 846-1077 Ext. 103
www.town.winthrop.ma.us

James M. McKenna,
Town Administrator

Peter Roche, Chair, Planning Board

December 22, 2014

Prepared by

Metropolitan Area Planning Council
60 Temple Place, 6th Floor
Boston, Massachusetts 02111
Tel (617) 451-2770
www.mapc.org



Acknowledgements

This project was accomplished with assistance from the Town of Winthrop Planning Board, residents and business owners, Town Council, and the Town Administrator. The project was conducted by the Metropolitan Area Planning Council (MAPC) with funds from the District Local Technical Assistance (DLTA) program administered by the Massachusetts Executive Office of Housing and Community Development. MAPC wishes to express our thanks to the Governor and the members of the Legislature for their continued support and funding of DLTA.

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James M. McKenna

Assistant to the Town Manager/Town Grants Manager

Joseph Domelowicz

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Executive Summary

The Winthrop Town Council approved **Special Provisions Applicable to the Center Business (CB)** zoning district in July, 2014, along with revisions to several other chapters of the Winthrop Zoning Bylaw all designed to encourage mixed use development in the town center. DLTA funds allowed MAPC to continue to work with the Planning Board and other town officials to revise draft zoning and to prepare the materials for Planning Board and Town Council review and adoption.

Major Features of the Zoning Changes Applicable to the Center Business

Goals of the Revised Zoning

- Promote development in the town center by encouraging redevelopment, reuse or renovation of properties in a manner compatible with community character.
- Provide for a mix of uses in the same structure or on the same lot.
- Manage parking to foster downtown development.
- Achieve a more streamlined review, including guidance for design and site plan review.

Expedites project permitting

- Strongly encourages Presubmission Review with the Planning Board.
- Provides for a tiered Site Plan and Design Review by the Planning Board
 - Minor Site Plan and Design Review applies to projects with as-of-right uses between 5,000-10,000 sf and has a 30-day review window; conducted at a public meeting.
 - Major Site Plan and Design Review applies to projects with as-of-right uses over 10,000 sf and has a 60 day review window. Projects may be reviewed at a public hearing within 45 days, or a public meeting.
 - Required Application materials vary by size and complexity of project.
- Concurrent Special Permit and Site Plan Review with all public hearing requirements.
- Includes project Design Standards utilized during Site Plan and Design Review.
- Outlines Special Permit Criteria for the Center Business district.

Other Features

- Provides for Payment in Lieu of Parking, Shared Parking, Car Sharing and Bicycle Parking.
- Defines Mixed Use, Retail Stores and Services and Artist Studios/Live/Work/Gallery Space.
- Reduces dimensional requirements consistent with the existing town center setbacks.

Context

The Town of Winthrop is one of the most compact communities in Massachusetts. It is located on a 1.64 sq. mile peninsula that separates Boston Harbor and Logan Airport to the west from Massachusetts Bay to the east. With a population of 17,497 in 8,320 housing units¹, the community is fully developed so new economic development opportunities are limited to parcel re-use. One of the community's priorities is to expand the tax base by encouraging appropriate re-development, particularly in the town center and selected waterfront locations.

The 2014 District Local Technical Assistance project builds on previous efforts to identify Development Principles and review existing regulations. The 2014 project refined the regulatory concepts and revised zoning drafted in the 2013 DLTA project. The zoning regulations were finalized and presented to Town Council for adoption following five Planning Board meetings attended by residents and business owners and facilitated by MAPC.

2012 DLTA Project

The Town applied for District Local Technical Assistance funds for planning assistance to identify and draft Development Principles that reflect the community's goals for future development activity. The Development Principles will guide members of town boards in making decisions and provide for more predictable and streamlined permitting processes.

Development Principles were discussed and endorsed at a public forum in December, 2012. The Principles are:

1. Increase the Tax Base
2. Strengthen Waterfront Commercial Areas
3. Strengthen the Town Center and Village Square Areas
4. Increase Connectivity
5. Maintain Housing Choices
6. Emphasize Quality Site Design

2013 DLTA Project

The 2013 DLTA project built on the 2012 project by reviewing existing zoning regulations that encourage or impede economic development activity in the town center. A Public Workshop on Planning and Permitting was held on September 16, 2013. The points raised at the Workshop included streamlining existing permitting process to make project reviews easier; to clarify land use regulations; and to encourage retail, restaurant and mixed use in the downtown.

Meetings were held with the Planning Board to analyze the existing zoning regulations, present options for Planning Board review, and provide an initial draft to modify Winthrop's zoning regulations.

¹ 2010 U.S. Census

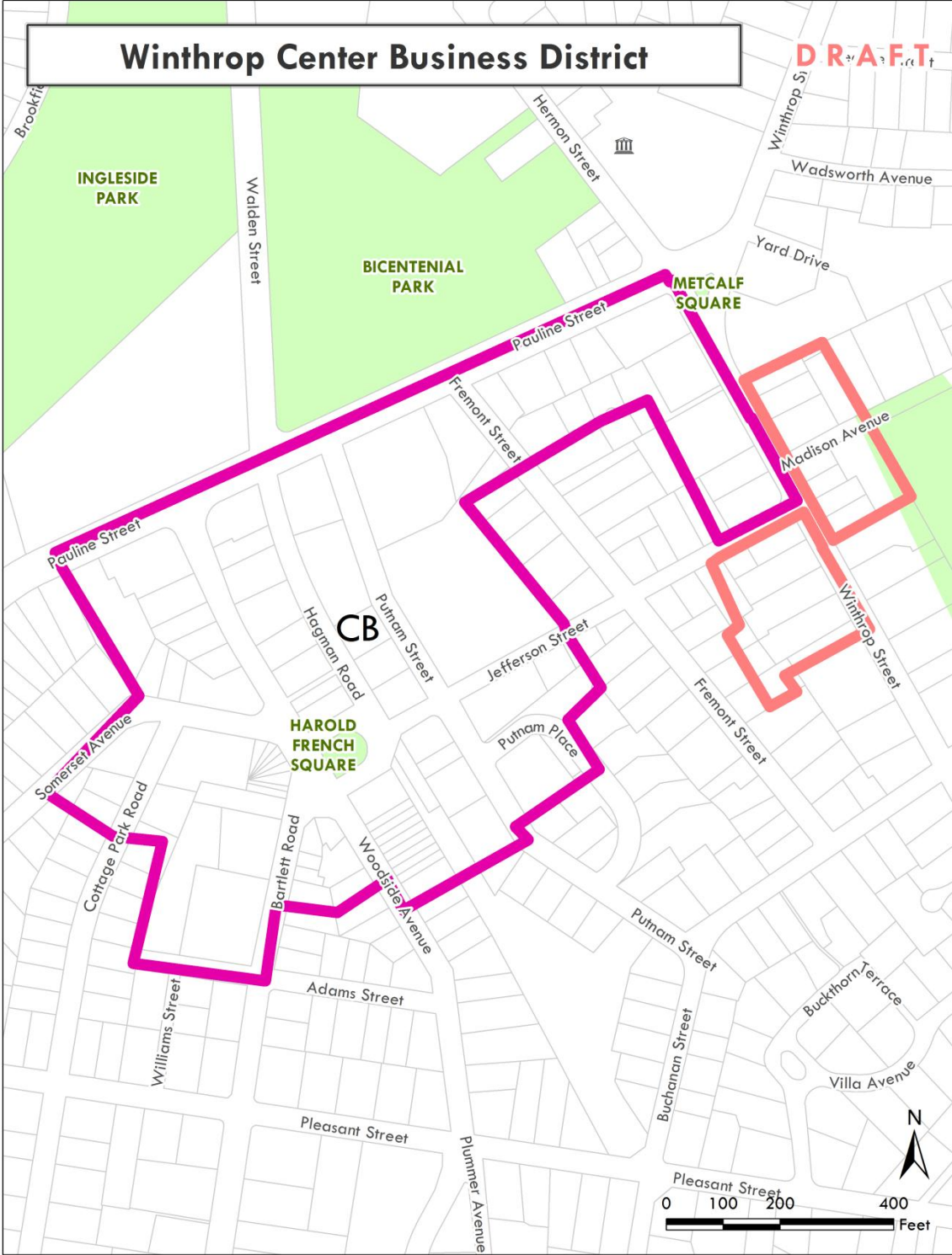
Zoning Bylaw Changes

1. **New Chapter** is included in the Winthrop Zoning Bylaw: Special Provisions Applicable to the Center Business (CB).
2. Revised **Definitions** to include new use item definitions - Section 17.04.050
3. Revised the **Table of Use Regulations** - Section 17.12.13
Update the uses allowed and by special permit in the CB
4. Revised the **Table of Dimensional Regulations** for the CB - Section 17.16.030
5. **Deleted** Mixed use development Section 17.12.040 in its entirety (new Definition provided)
6. **Deleted** Business Design Review Board Zoning Bylaw Section 17.24.050 (This Board is inactive)
7. **Revised existing Site Plan Review** Chapter 17.44 by replacing the term “Site Plan Review” with the term “Administrative Project Review”. Clarify that the process described is actually a staff administrative review

The Appendix includes the final drafts provided by MAPC to the Winthrop Planning Board.



French Square is in the heart of Winthrop's Town Center



-  Center Business District (CB)
-  Business District A
-  Town Hall
-  Parcel Outline
-  Open Space

Data Sources:
 Town of Winthrop
 Massachusetts Department of Transportation (MassDOT)
 Massachusetts Geographic Information System (MassGIS)
 Metropolitan Area Planning Council (MAPC)
 December, 2014



Appendix

Following are zoning changes to the Winthrop Zoning Bylaw approved by the Winthrop Town Council on July 22, 2014 relative to the Center Business District.