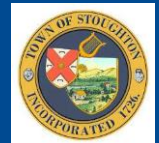


Route 27 Zoning Study

Town of Stoughton
Public Forum II
March 12, 2024

Sukanya Sharma, Regional Planner II
Jiwon Park, Regional Planner II
Metropolitan Area Planning Council



Agenda

Project Overview

Where are we in the process?



Outreach Synthesis



Draft Zoning Alternatives

Framework

Goals for specific areas

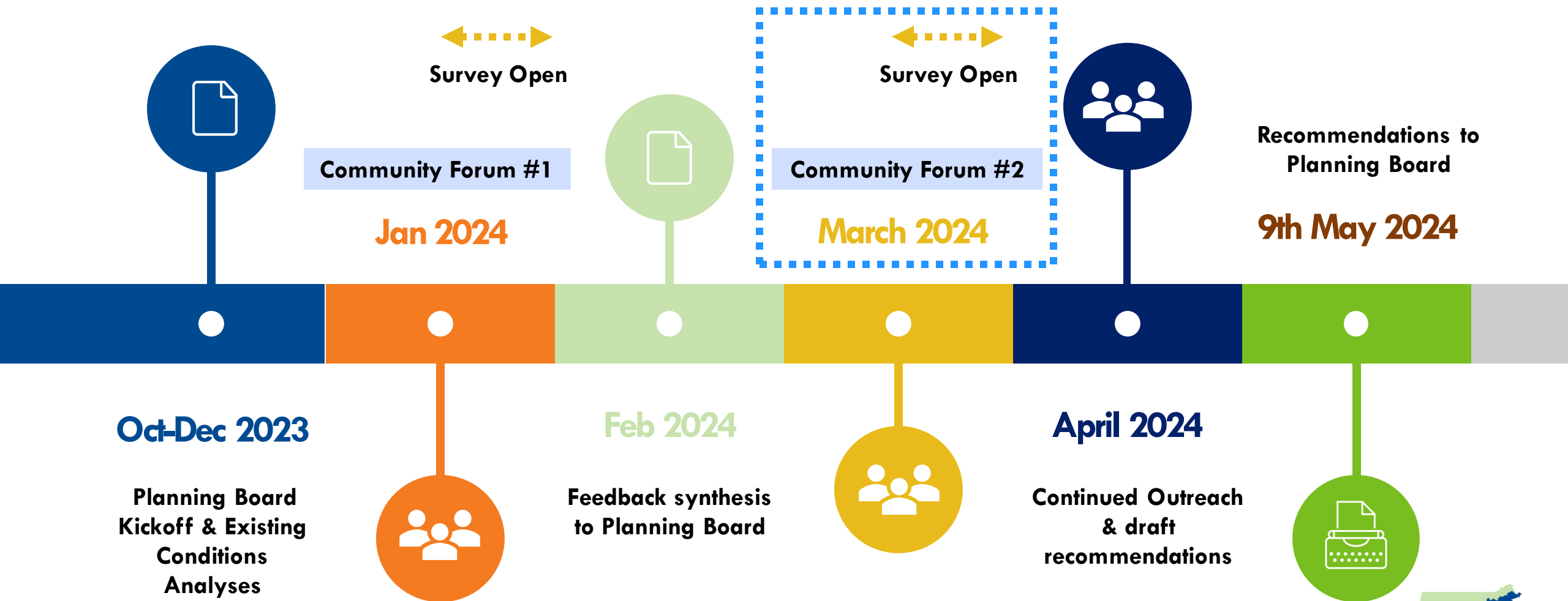
Current and Proposed (draft) Recommendations

Engagement: Polls and Discussion

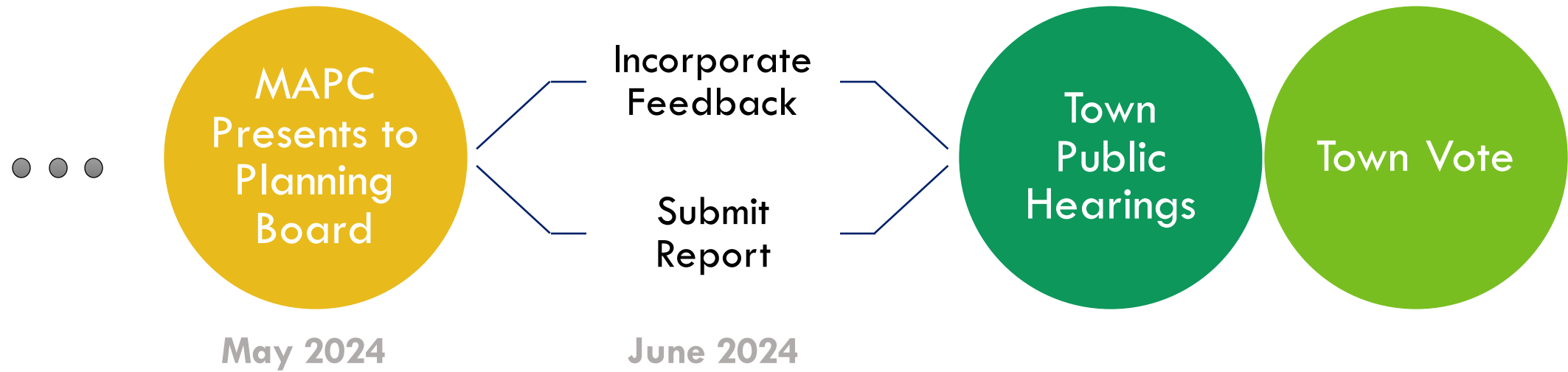


Next Steps

Timeline



Timeline



Scope

Existing Conditions Analysis

Scenario Development

Community Engagement

Recommendations

Stakeholders

- Residents/Property Owners
- Business Owners
- Planning Board
- Precinct Members
- Town Boards, Commissions & Committees
- OCPC/Metropolitan Planning Organization (MPO) and others

Outreach Methods

- Public Forums
- One on one meetings/Interviews
- Surveys

Outreach Updates

Interviews/Meetings Conducted so far

1. Old Colony Planning Council Transportation Team
 1. Deputy Director & Transportation Program Manager – Charlie Kilmer
 2. Principal Transportation Planner – Ray Guarino
 3. Principal Transportation Planner – Bill McNulty
2. Housing Authority and Local Real Estate Law Experts specializing in Land Use Permitting in Stoughton
 1. Principal and Stoughton Housing Authority Chair – Barry R. Crimmins
 2. Principal (former town planner) – Noreen O'Toole
3. Residents and property owners
 1. Property Owner and Past Member of Select Board
 2. Carter Group (requested and written comments received)



Additional Outreach

Highlights from Interviews/Meetings Conducted so far

- Information on previous corridor planning efforts from OCPC including the study conducted in 2013. Ongoing studies such as MassDOTs vulnerable bus stop assessment, Safe Street Action Plan.
- Potential studies/projects that can benefit the corridor include – ADA Retrofit for infill sidewalk along the corridor, safety audit update, bike path, bus stop vulnerability assessments, crosswalks, need for mitigation of low LOS for side street intersections.
- Comparable examples - Route 18/North Bedford Street Project in East Bridgewater.
- From real estate and land use permitting point of view flexible regulations requirements are too steep, use and dimensional tables need to be updated to reflect uses of current marketplace, not effective to have senior housing done only by the Housing Authority. Potential for mixed-use along the corridor closer to the Plaza.
- Property owners - Historical context of the study area and dimensional requirements. Would like to maximize the value of property.

Survey Overview



- **Purpose:** To provide a secondary method to access presentation materials and provide feedback for the existing conditions analysis and zoning audit presented during the public forum conducted on January 24, 2024.
- **Timeline:** January 24th – February 14th (21 days)
- **Number of Responses:** 57 responses (however, responses vary by questions); paper + online.

(Verbal Feedback was also captured by the comments)

Survey Summary

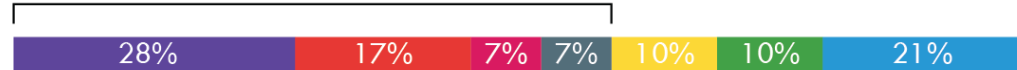
82% said it's important



61%



59%



45%



41%



40%



37%



30%



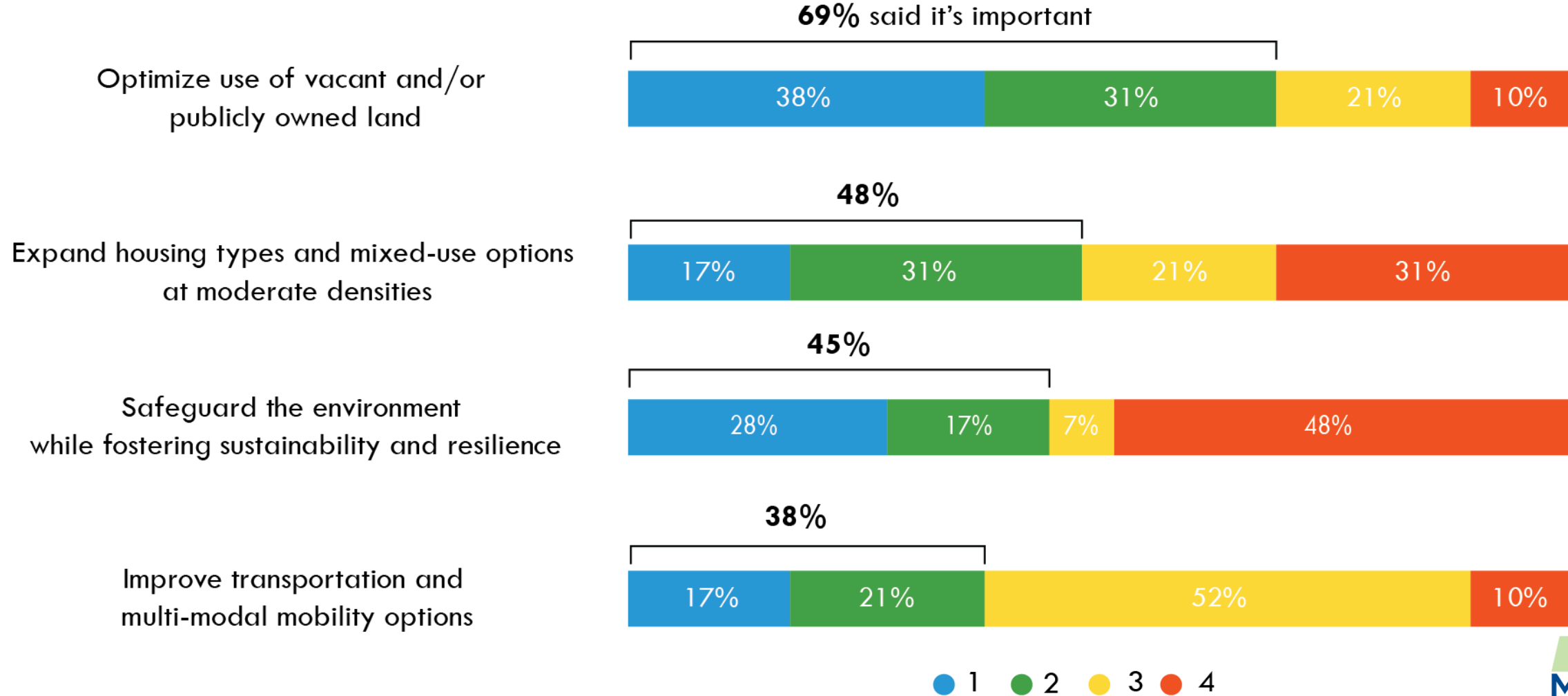
Please rank the recommendations from the previous plans (8 the most, 1 the least) – 29 responses



Survey Summary

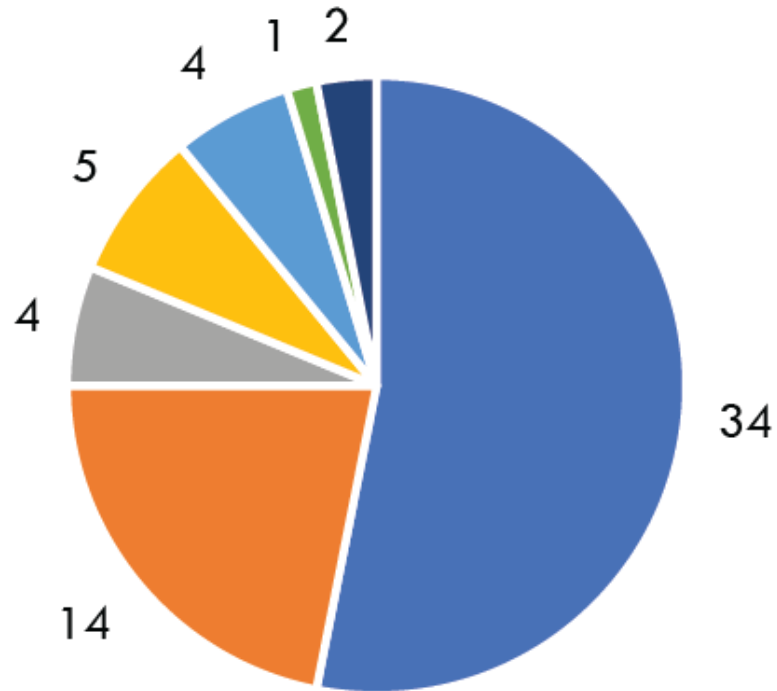
What do you think should be considered as priority to improve Route 27?

(1 the most, 4 the least) – 29 responses



Survey Summary

What kind of uses would you like to see in the study area in the future? – 27 responses



■ Residential
 ■ Business
 ■ Recreational
 ■ Mixed Use
 ■ Infrastructure
 ■ Open Space
 ■ Others

Residential (34)	
Multifamily	8
Senior Housing	10
Single family	2
Market Rate Housing	6
Affordable Housing	1
Assisted Living	1
Nursing Home	1
Residential only	1
Apartments	4

Commercial (14)	
Retail	6
Restaurants	4
Grocery Stores	1
Business	2
Laundromat	1

Mixed Use (5)	
Mixed Use	5
Recreational (4)	
Recreational	3
Gym	1
Infrastructure (4)	
Sidewalk	3
Crosswalk	1
Open Space (1)	
Open Space	1
Others (2)	
No more business, no retail	2

Survey Summary

Do you have any final comments?
– 20 responses

“Hoping the town increases the amount of housing options”

“We have a good opportunity to improve this section of Stoughton. The downtown area has been a disaster for years with abandoned buildings and partially constructed buildings (that hole in the ground is a disgrace!). Don't do the same thing to the entrance to Stoughton”

“Lot sizes, density, height, open space, and amount of development need to be addressed. Lack of senior housing. It took ten years to get the sewer down Route 27 and into the industrial park. Need to maximize the return. Town needs taxes.”

Keep wetlands the same, no rezoning for residential or commercial areas.

“Improve park and turnpike intersection and add side walks. Make spot zones residential”

“I think that your study is very necessary, very timely, and very important. This route 27 corridor is a mishmash of zoning, underused and underutilized. land. And I hope that your study will move forward to provide very important changes to the route 27 corridor”

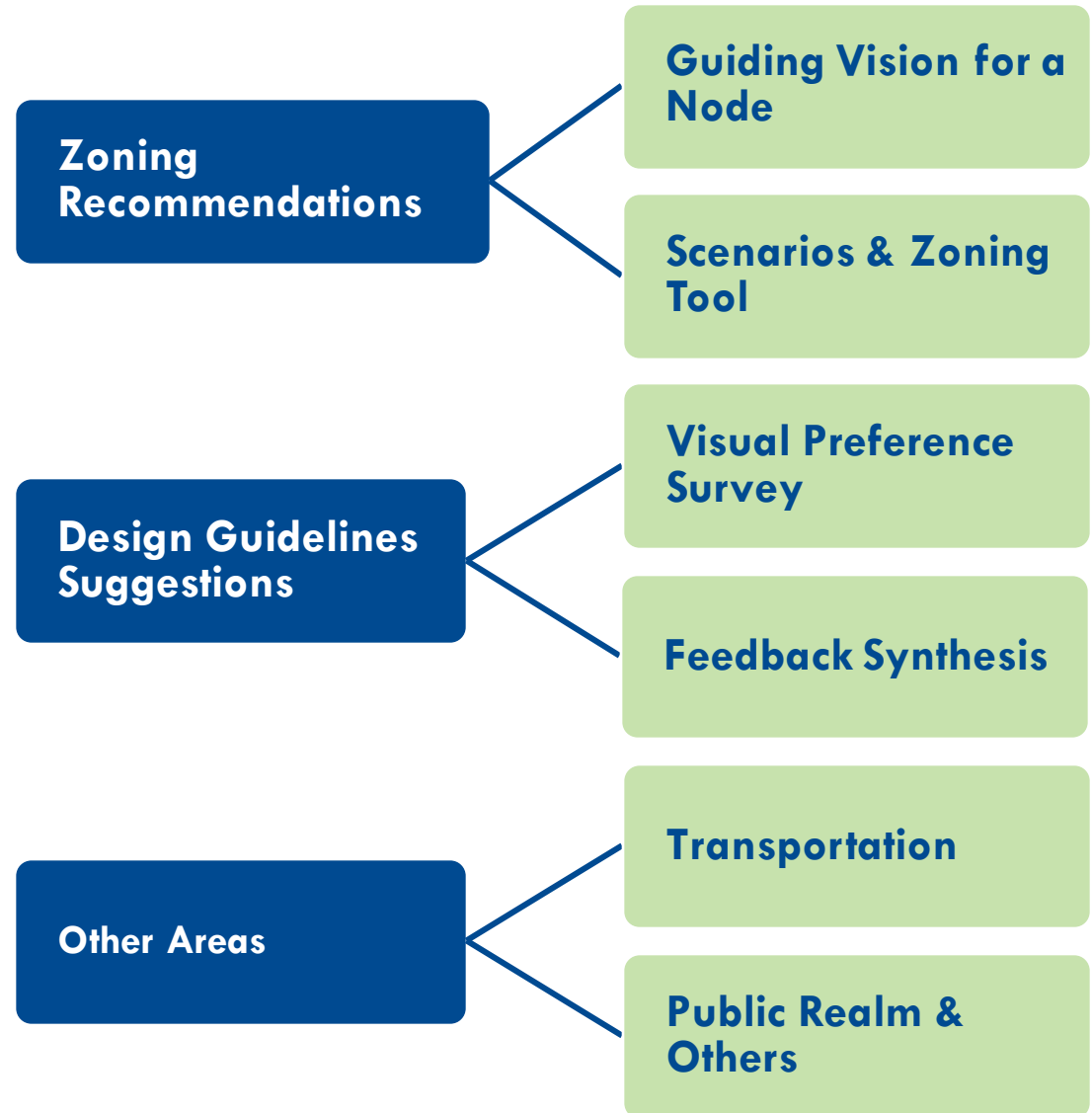
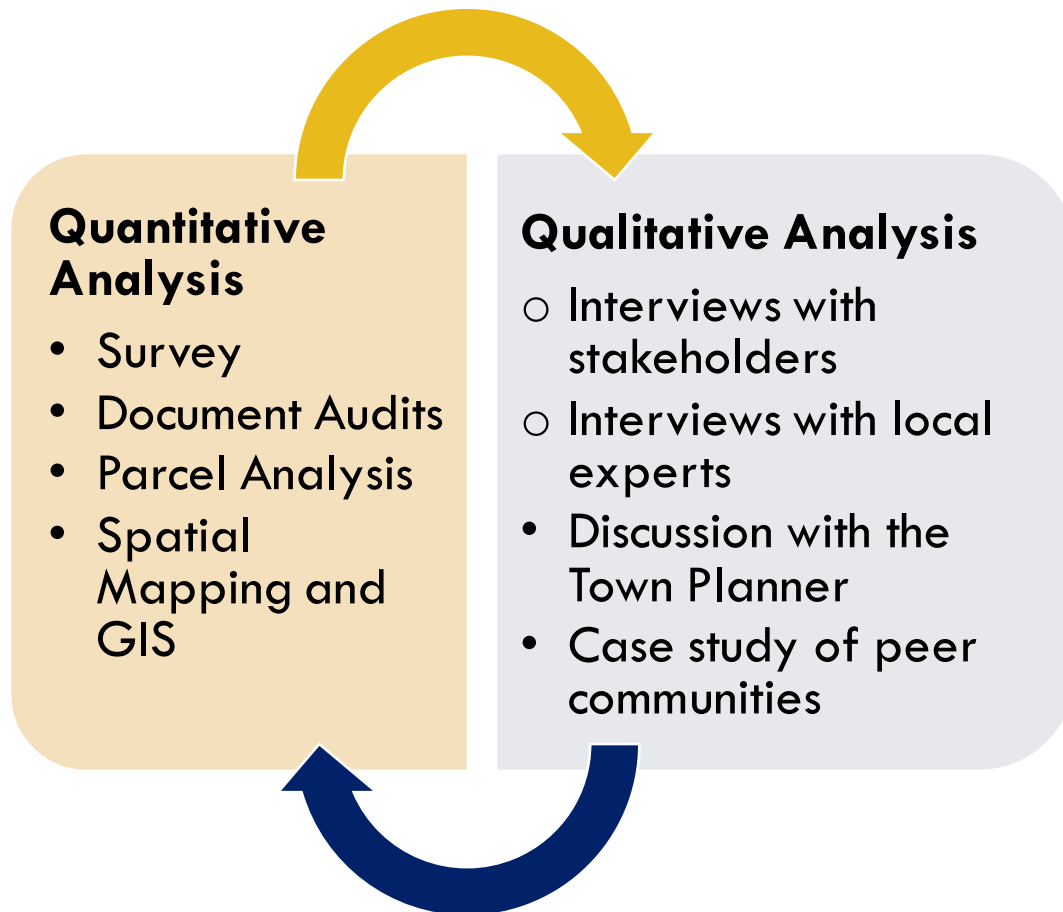
Please leave 850 Park St. RB. There is a common owner of 4 properties with over 230000 sf.ft. Please keep that area zoned residential.

“Don't increase the density of the lots. Up to 3 family, single family. 1/2 acre house lots desirable on south st.”

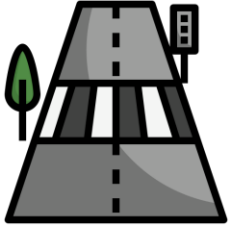
Draft Recommendations

How have we developed suggestions?

Methodology and Framework



Note about Context



Transportation Improvements are critical to the success of this corridor's vision and will greatly complement the proposed zoning recommendations.

The town is already pursuing the Park St. and Turnpike St. intersection redesign which includes crosswalks around the intersection. Below are recommended studies and efforts that can help the town progress in this direction:

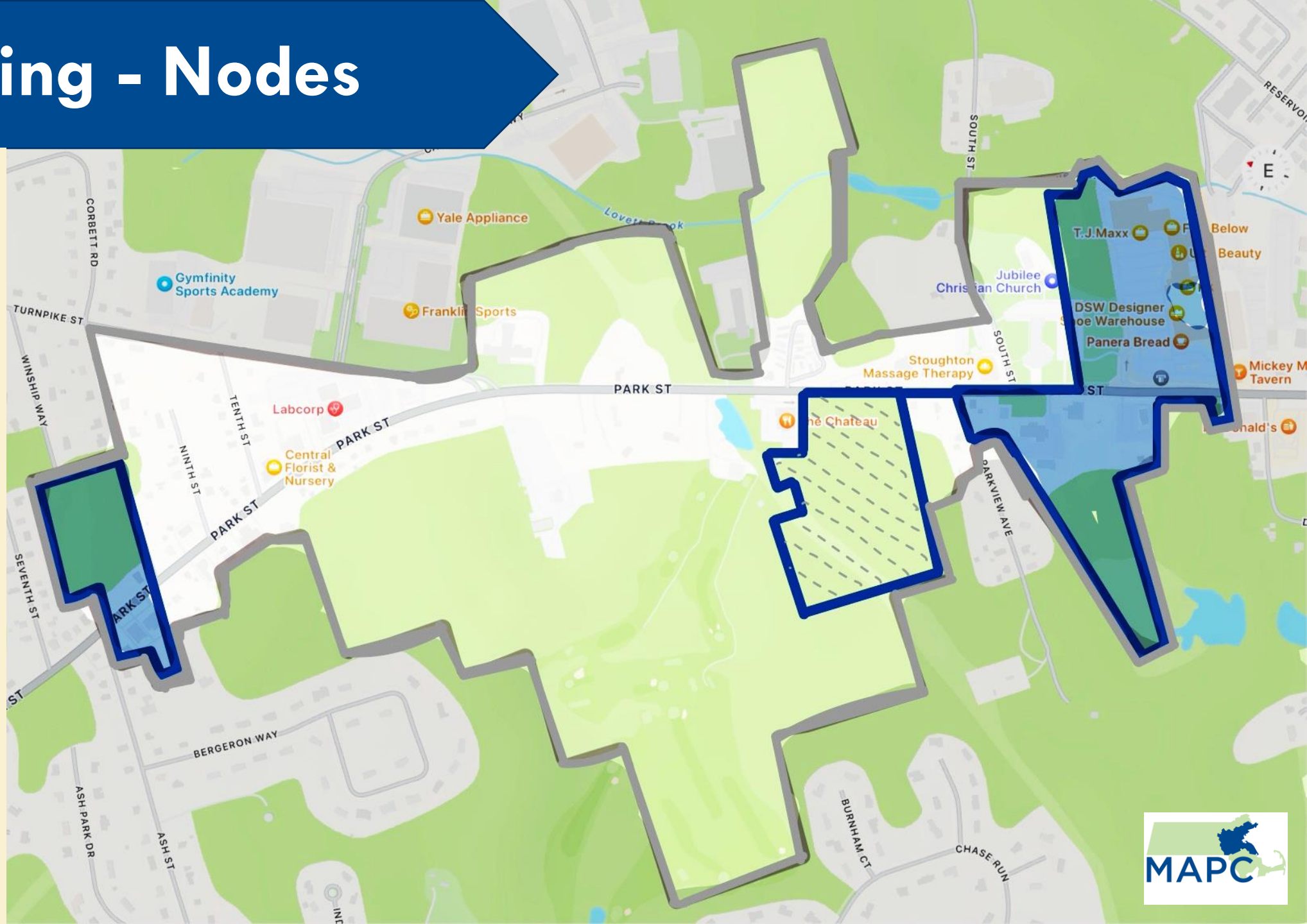
- Complete Streets Plan
- ADA Retrofit for infill sidewalk along the corridor
- Safety audit update
- Traffic calming study and measures such as speed counters
- Create bike path and infrastructure,
- Bus stop vulnerability assessment
- Installation of crosswalks
- Curb cut management (mitigation of low LOS for side street intersections)

Incentives (both zoning and other) can support public realm improvements (through use and/or density) and incentivize desired uses such as grocery (through subsidy program etc.) into the corridor.



Draft Zoning - Nodes

After outreach and technical analysis, we've pinpointed two focal points for our zoning recommendations, labeled as "**Nodes**": **RK Plaza and Ash St.** These Nodes exhibit distinct residential and commercial characteristics.



Draft Zoning – Observations



- Insufficient regulations for mixed-use development.
- Absence of design guidelines.
- Senior multifamily housing restricted to Town ownership and operation.
- Inadequate provisions for 2 & multifamily development within current zoning.



- Excessive dimensional restrictions on residential zones.
- Inadequate incentives for promoting neighborhood business or mixed-use redevelopment of vacant properties.

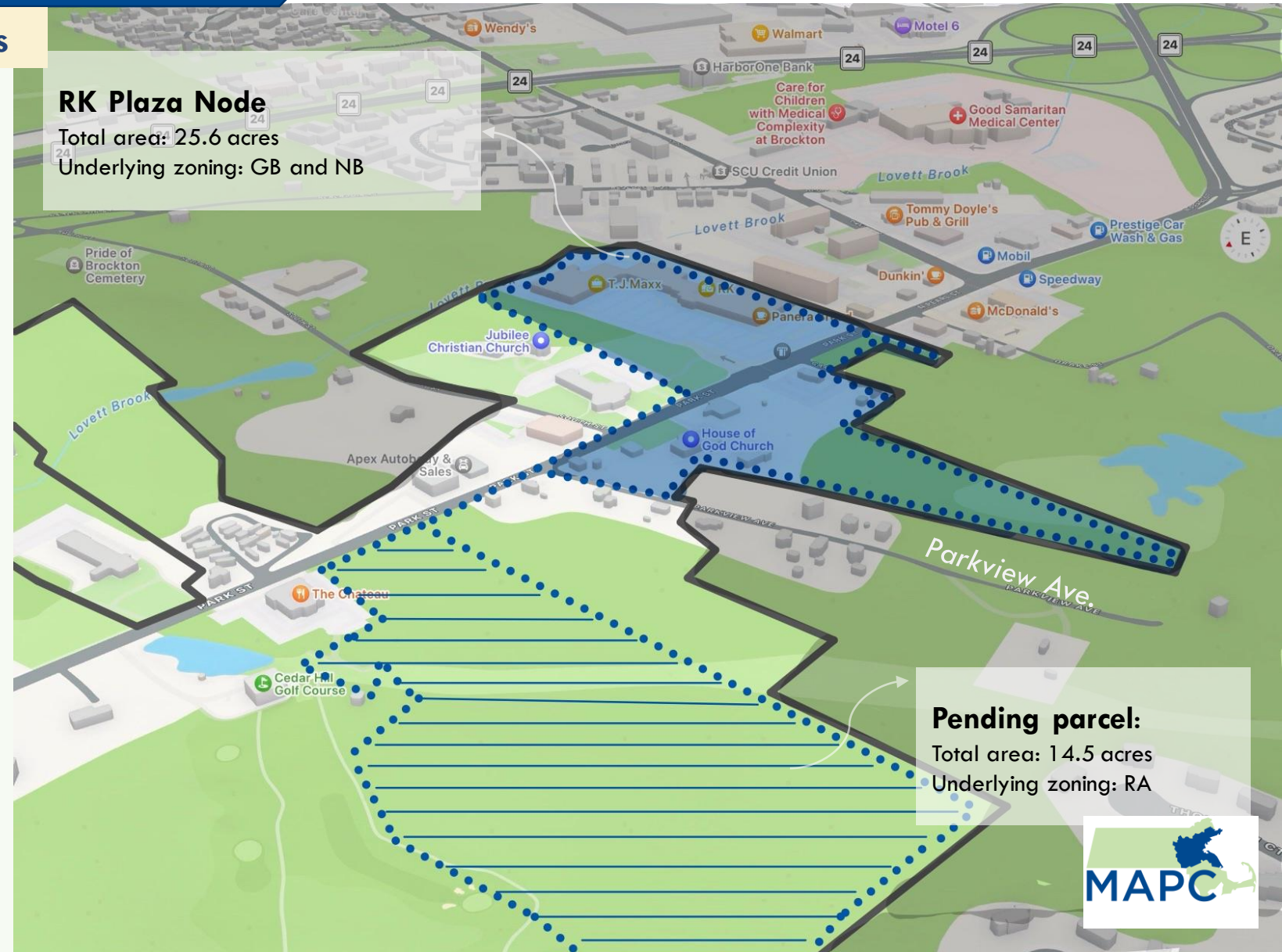
Draft Zoning Alternatives

Visions and Goals

Guiding Vision → Resulting Scenario → Tools

Goals for RK Plaza Node

- Promote a blend of complementary land uses to foster economic and social vibrancy while tackling the town's housing requirements.
- Permit new mixed-use projects with flexible site layouts and redevelopment options to adapt to market shifts.
- Support compact, moderately dense development to optimize land use efficiency.
- Ensure alignment with past plan suggestions



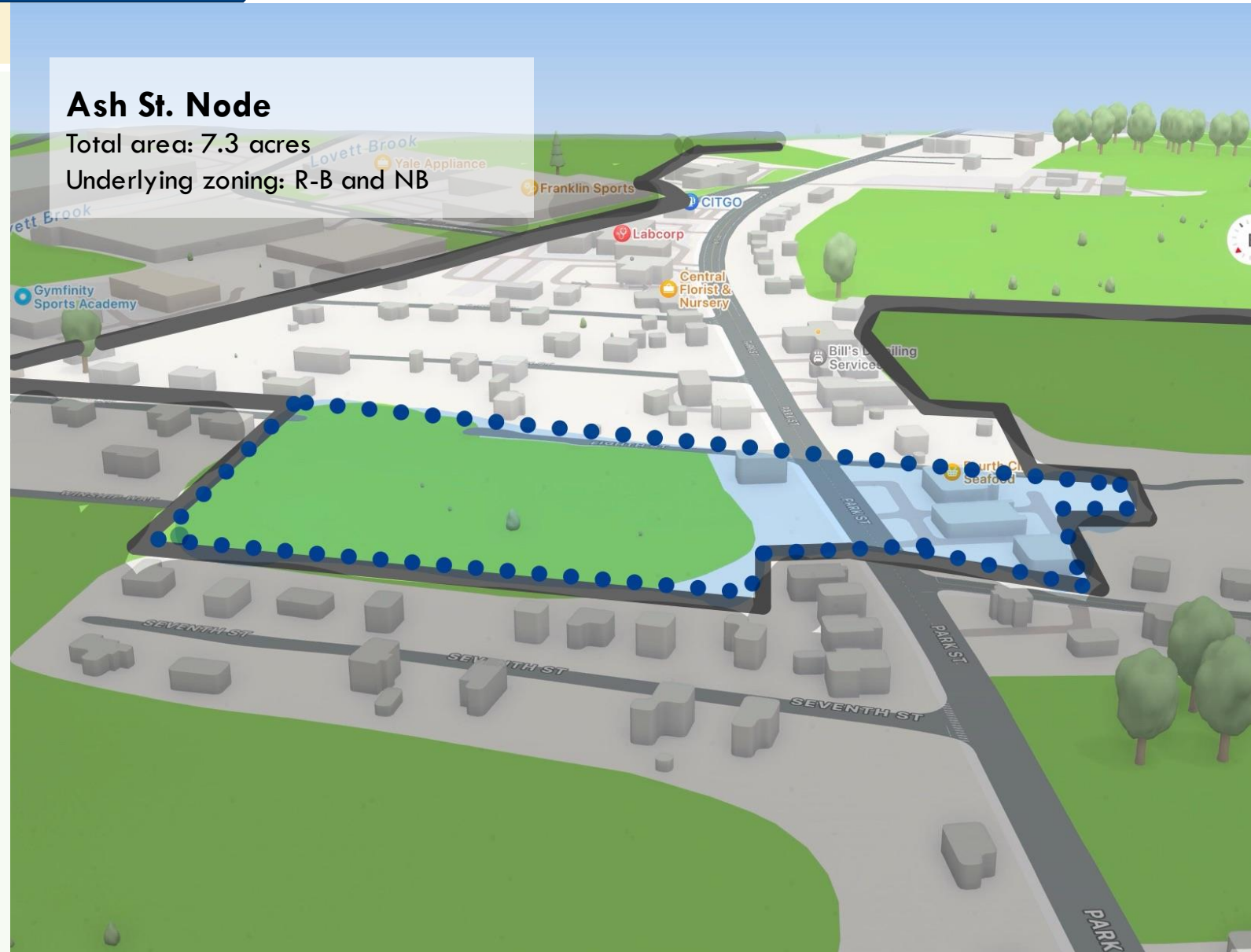
Draft Zoning Alternatives

Visions and Goals

Guiding Vision → Resulting Scenario → Tools

Goals for Ash Street Node

- Promote diverse land use combinations to boost economic and social vitality while addressing the Town's housing needs.
- Utilize infrastructure upgrades like expanded sewer systems to stimulate redevelopment of underutilized parcels.
- Foster local business activity within neighborhoods.
- Enhance housing and mixed-use possibilities at moderate densities.



Draft Zoning – Strategies

RK Plaza Node



Suggestions to improve the RK Plaza node

Goals	Strategies
Make it easier to develop mixed-use	<ul style="list-style-type: none">• Allow mixed-use by right.• Reduce dimensional requirements.
Ensure a balanced mix of uses in the mixed-use development.	<ul style="list-style-type: none">• Define the permitted and prohibited non-residential uses in the mixed-use buildings.• Set limitations on the percentage of certain uses relative to other uses.
Increase walkability by activating the street frontage	<ul style="list-style-type: none">• Require commercial spaces on the ground floor abutting the public road.
Reduce parking requirements for mixed use	<ul style="list-style-type: none">• Currently calculated as sum of all uses - reduce parking requirements by considering peak parking demands and shared parking options.
Promote compact development	<ul style="list-style-type: none">• Make development clustered so that they are easily accessible for pedestrians and for easy access to shared parking areas.

Draft Zoning Strategies

Ash St. Node



Suggestions to improve the Ash St. nodes

Goals	Strategies
Expand housing options	<ul style="list-style-type: none">• Allow two-family by-right and multifamily by special permit.• Provide density regulations.• Consider revising flexible development regulations.• Allow private developers to build senior housing and allow senior housing by special permit.
Promote mixed-use development	<ul style="list-style-type: none">• Allow mixed-use by special permit• Define the permitted and prohibited non-residential uses in the mixed-use buildings• Set limitations on the percentage of certain uses relative to other uses.
Change dimensional requirements to improve conformity.	<ul style="list-style-type: none">• Change dimensional requirement to reflect existing conditions and desired development
Improve public realm through incentives	<ul style="list-style-type: none">• Uses changes (by-right or special permit) and/or density bonuses can be used as incentives to support realm improvements.

Poll

Do the goals and focus areas align with your vision?

- ☐ Yes
- ☐ Mostly
- ☐ Not at all
- ☐ Additional comment _____



Poll

Are there any specific goals you strongly agree or disagree with? If so, which ones and why? Please elaborate.

☐ Yes

☐ No

Comment: _____



Poll

Are there additional strategies that you would like to see? Please share those below.

Comment: _____



Draft Zoning Strategy Implementation

RK Plaza Node



(Goal) Make it easier to develop mixed-use

(Strategy1) Allow mixed-use by right

- Currently both GB and NB allow mixed use by special permit.
- Mixed-use development, integrating residential, commercial, and office spaces, promotes economic diversity.
- Leads to thriving businesses, increased revenue, and job opportunities.
- Repurposing vacant or underutilized properties revitalizes neighborhoods, enhancing aesthetics, property values, and overall desirability.

(Strategy2) Reduce dimensional requirements

- Redevelopment encounters challenges stemming from overly restrictive dimensional and substantial parking requirements.

Existing

Min lot Size: 10,000 sq ft
Max Building Coverage: 50%
Max height: 30' (2.5 floor)
Front Yard: 15'
Side Yard : 5'
Rear Yard : 30'
Open Space Requirement: 20%

Proposed

Min lot size: **7,500 sq ft**
Max Building Coverage: **60%**
Max Height: **45' (3.5 floor)** which ever is lower; with gabled roof
Front Yard: **5'-10'**
Side Yard : 5'
Rear Yard : 30'
Open Space Requirement: 20%

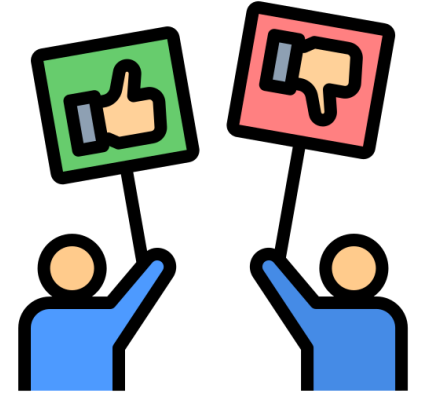
Poll

Do you have any concerns regarding the proposed dimensional regulations? If yes, please elaborate.

(RK Plaza Node)

- ☐ Yes, I have concerns
- ☐ Mostly agree
- ☐ No concerns

Comment: _____



Draft Zoning Strategy Implementation

RK Plaza Node



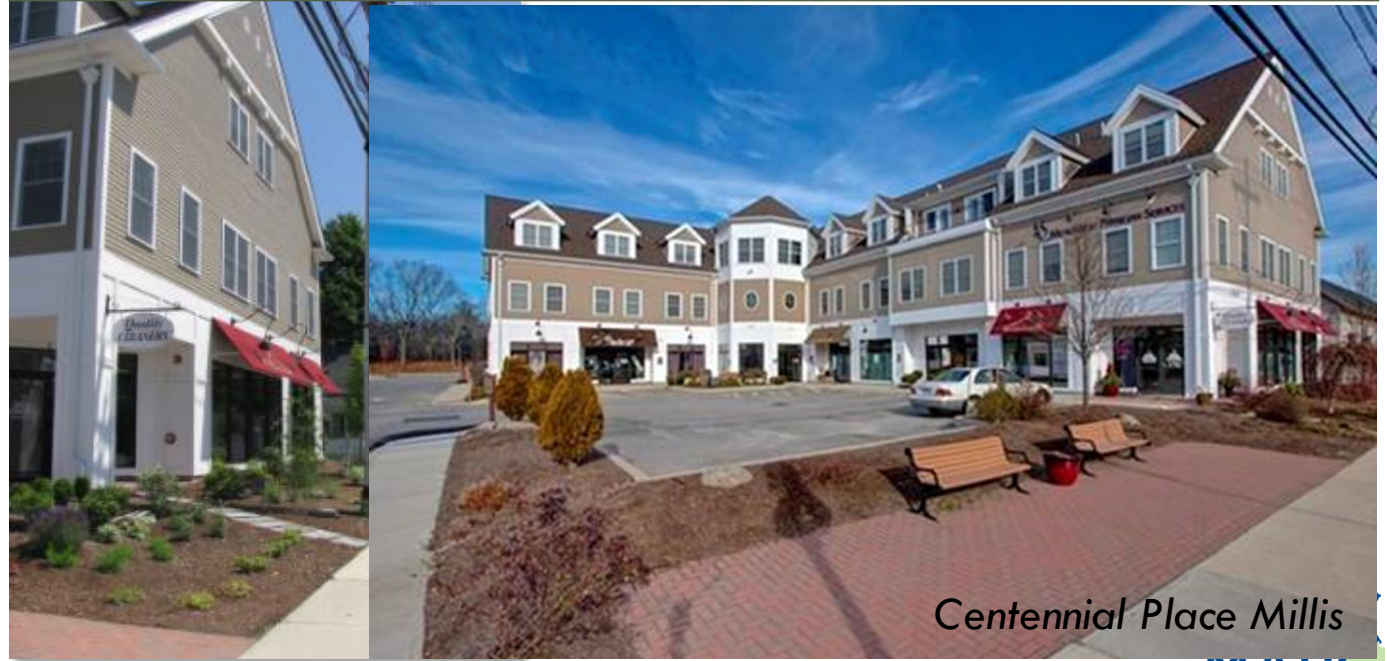
What could success look like?

Allowing mixed-use projects with adaptable layouts and redevelopment options can revitalize underused lots, boosting property values in surrounding areas. Example from Millis, MA (Economic Overlay)

Before



After



Centennial Place Millis

Mixed Use Examples for RK Plaza Node (Vision)

Rank in order of preference, from most preferred to least.



A



B



C



D



Draft Zoning Strategy Implementation

Ash St. Node



(Goal) Make it easier to develop mixed-use & promote small scale commercial to increase conformity.

(Strategy1) Allow mixed-use by special permit

- Currently both prohibit mixed-use.
- Mixed-use development, integrating residential, commercial, and office spaces, promotes economic diversity.
- Leads to thriving businesses, increased revenue, and job opportunities.
- Repurposing vacant or underutilized properties revitalizes neighborhoods, enhancing aesthetics, property values, and overall desirability.

(Strategy2) Reduce dimensional requirements

- Redevelopment encounters challenges stemming from overly restrictive dimensional and substantial parking requirements.

Existing

Min lot Size: 55,000 sq ft
Max Building Coverage: 20%
Max height: 35'
Front Yard: 40
Side Yard : 20
Rear Yard : 40
Open Space Requirement: 50%

Proposed

Min lot size: **15,000 sq ft**
Max Building Coverage: **30%**
Max Height: 35'
Front Yard: **10**
Side Yard : 20
Rear Yard : 40
Open Space Requirement: **30%**

Poll

Do you have any concerns regarding the proposed dimensional regulations? If yes, please elaborate.

(Park Street Node)

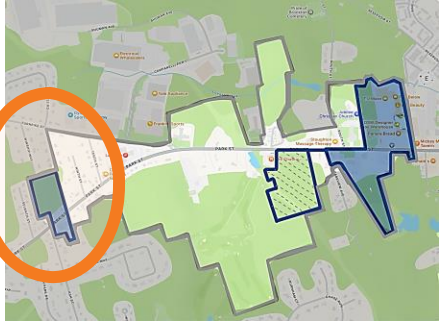
- ☐ Yes, I have concerns
- ☐ Mostly agree
- ☐ No concerns

Comment: _____



Mixed Use Examples for Ash St. Node (Vision)

Rank in order of preference, from most preferred to least.



A



B



D



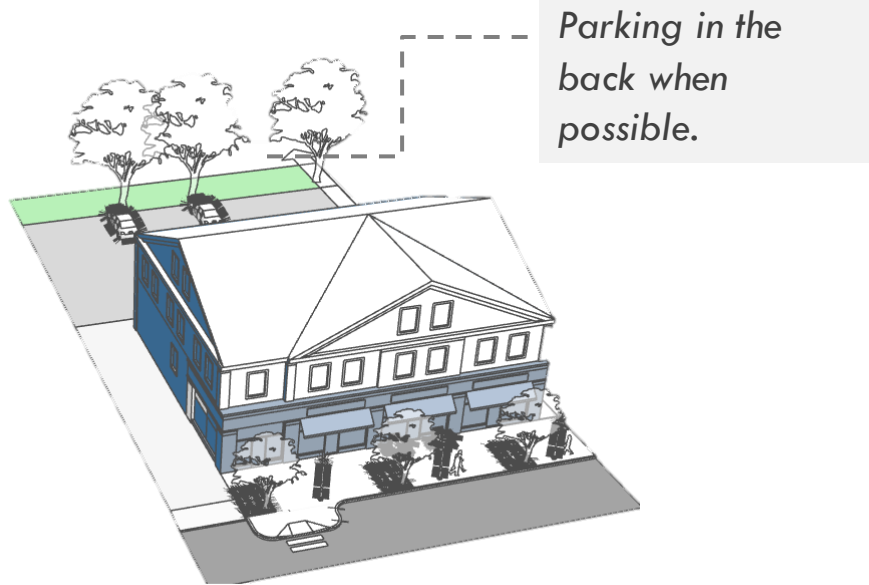
C



Draft Zoning Strategy Implementation



(Goal) Put parking at the back of the lot and reduce the demand for surface parking lots in new developments.



(Strategy) Reduce parking requirements by considering peak parking demands.

- Currently mixed-use parking is calculated as sum of all uses.
- Parking requirements can be reduced and shared parking options can be established by requiring 1.5 spaces per dwelling unit; 0.75 spaces per dwelling in Senior Housing.
- For commercial uses – 1 parking space per 300 sq ft. Could include up to 30% of residential parking spaces where it's demonstrated that hours of operations at the businesses are during daytime hours only (8am-6pm). Subject to site plan review.

Best Practices for Parking Reduction:

- Reduction for mixed-use development, by demonstrating peak demands for various uses occurring at different times of day, such as residential vs office. This has been a successful strategy in many communities.

Existing Regulation Context:

- Existing requirements: Single/2 family require 3 spaces/DU and multifamily require 2, 3 and 4 spaces for 1, 2, 3 bedrooms.

Draft Zoning Strategy Implementation



(Goal) Reduce the demand for surface parking lots in new developments.



(Strategy) Reduce parking requirements by considering peak parking demands.

- Existing requirements: Single and two-family dwellings require 3 spaces/DU and multifamily dwelling require 2 spaces of one bedroom, 3 for each 2-bedroom unit; 4 for each 3-or more bedroom unit.
- By reducing off-street parking, communities can lower development costs, potentially free up land for additional units, and reduce the cost of housing for residents.
- Reduce parking requirements to
 - Parking req: 2/DU
 - Senior housing: 1/DU
 - Mixed Use: Shared Parking per previous discussion.

Draft Zoning Strategy Implementation

RK Plaza Node



(Goal) Promote compact development



(Strategy) Make development clustered so that they are easily accessible for pedestrians and for easy access to shared

- Development should be clustered so that they are easily accessible for pedestrians and for easy access to shared parking areas.
- Compact designs create walking connections between buildings.
- Clustering occurs by grouping the buildings so that several buildings can be accessed from one parking area and from common pedestrian accessways.
- Building Orientation: Buildings shall be designed so that the front of the buildings are to the street.

Draft Zoning Strategy Implementation



(Goal) Ensure different uses are well balanced in the mixed-use development



(Strategy1) Define permitted and prohibited non-residential uses in the mixed-use buildings.

(Strategy2) Set limitations on the percentage of certain uses relative to other uses.

- Challenge: Achieving the right balance between residential, commercial, and retail components can be challenging. Overemphasis on one type of use may lead to underutilized spaces or a mismatch with community's needs.
- Option (for new developments) – Require 60% street facing ground floor as commercial and parking in the rear of the lot.
- Any such component must involve on-site employees and may not be ATM kiosks, vending machine areas or other similar uses.

Draft Zoning Strategy Implementation

RK Plaza Node



(Goal) Increase walkability by activating street frontage.

(Strategy) Require commercial at the street front.

- Communities influence street frontage through setbacks and other yard dimensions.
- However, residential apartments on the first floor of a structure which do not need to front on a public way.
- Consider removing or reducing the minimum front setbacks – front yard requirement could be a range.
- Incentivize public realm improvement through density bonuses.



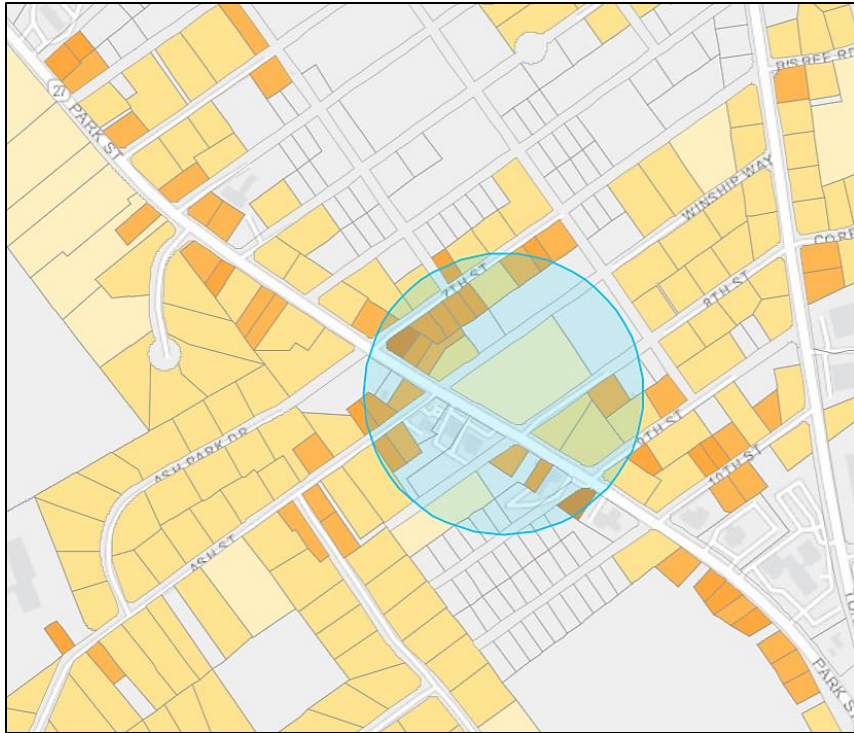
Canton

Draft Zoning Strategy Implementation

Ash St. Node



(Goal1) Expand housing options at moderate densities



(Strategy1) Allow two-family by-right and multifamily by special permit.

- **Context:** Owner of approximately 6-acre property within the node is looking to redevelop. Its underutilized parcel that has sewer access, which is zoned RB that allows only single family. 2 family & multifamily are prohibited.
- **Analysis:** Within the 0.1-mile radius (~500 feet) currently, there average density of residences (single family and 2-family) is 2 DU/Ac.

Use Description	Residential Units	Parcel Acreage	Avg. Density (DU/Acre)
Single-family	31	9.9	3.13
Two-family	4	2.7	1.48
Total	35	12.6	2.3

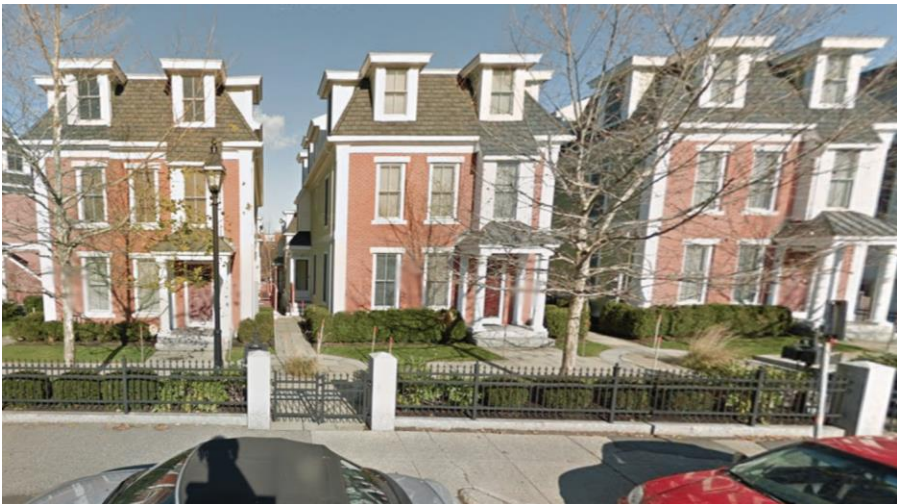
Source: Analyzed using Residency Tool created by MHP's Center for Housing Data in 2022

Draft Zoning Strategy Implementation

Ash St. Node



(Goal1) Expand housing options at moderate densities



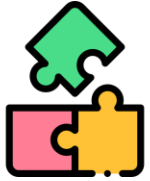
(Strategy1) Allow two-family by-right and multifamily by special permit.

- Based on the density analyses and input gathered through outreach below are proposed recommendations to maximize land value potential while ensuring that future development can be cohesive and complimentary to the neighborhood.
- **Proposed:** Allow 2 family by right and multifamily by special permit at 2 DU/Acre.
- Provide density bonus of going up to 4 DU/Acre if when a project provides for increased pedestrian activity and connectivity between properties and contribute to public realm improvement within the corridors (could be directed to gateway improvements).

(Strategy2) Allow private developers to build senior housing and allow senior housing by special permit.

Draft Zoning Strategy Implementation

Ash St. Node



(Goal1) Expand housing options at moderate densities

(Strategy) Adapt flexible development regulations to vision

Existing Regulation

- Offers alternative to standard subdivision development.
- Procedure: Special Permit by Planning board.
- Single-family, two-family and multifamily (up to 3 DU) permitted with 10% affordability requirement.
- Parcel(s) should be contiguous with more than ten (10) acres held in common ownership.
- Parking – 2 spaces/DU and 20% Open space requirement with 50 feet buffer to abutting residential use.

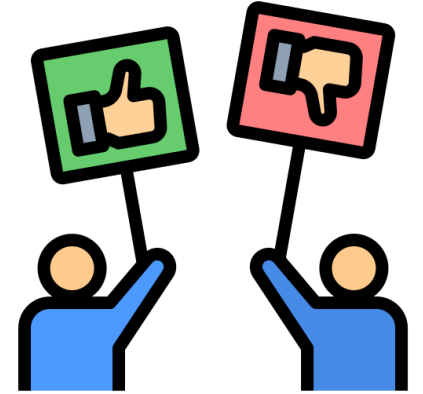
Proposed:

- Reduce minimum area requirement of 10 acres to 5 acres.
- Allow for multifamily housing with densities of 3DU/Acre and allow mixed-use.
- Allow senior multi-family use to be developed by private developers.
- Reduce parking requirements to 2 spaces/DU.

Dimensional standards for multi-family developments within FDR.

- Front yard – 20' (reduced by 20')
- Side yard – 20' (same)
- Rear yard – 50' if abutting residential; 40' (same)
- Max Height – 3 floors (40 feet) (up by 0.5)
- Max building area – 30% (up by 10%)
- Open Space – 20% (same)

Poll



Are any of the strategies and recommendations unclear to you? If yes, please specify which ones.

☐ Yes

Comment: _____

☐ Mostly agree

☐ All strategies are clear

Draft Zoning

Zoning tools that can be used



Scenario 1: Mixed-use Overlay District

Scenario 2: New Mixed-use Zoning District



Scenario 1: Mixed-use Overlay District

Scenario 2: Update Flexible Development
'Regulations through overlay

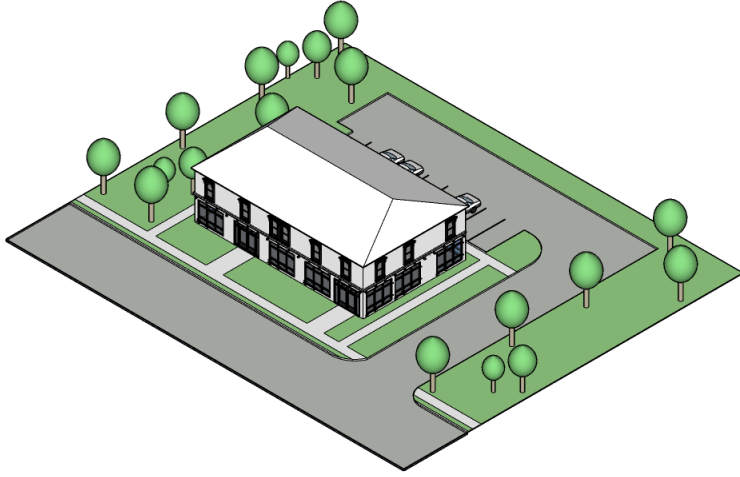
Elements

- Purpose
- Definition of mixed-use
- Areas - Nodes
- Specific Standards will apply.
- Use Restrictions
- Dimensional Regulations
- Density Regulations
- Density Bonus
- Design guidelines



Draft Zoning

How will we use your feedback?



Permitting process

Dimensional regulations

Use regulations

Parking Requirements

Design Guidelines

Next Steps



Develop Zoning Alternatives



Incorporate Feedback into Recommendations



Report Back to Planning Board in May.

Thank you! *A photo opportunity would be appreciated if possible.*

**Feel free to reach out to us
connect and share input.**

Contacts Us

MAPC - Sukanya Sharma

(ssharma@mapc.org)

Town - Bill Roth

(wroth@stoughton-ma.gov)

Project Webpage Link:

<https://www.mapc.org/resource-library/route-27-park-street-zoning-study/>