

# Powder Mill Road Corridor Initiative



Maynard Planning Board Meeting

May 28, 2024



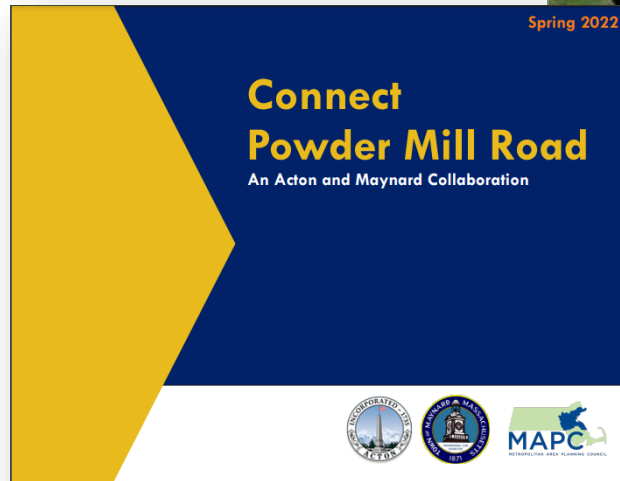
# Agenda

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- 1** Project Recap
- 2** Zoning Framework
- 3** Zoning Standards
- 4** Zoning Language
- 5** Next Steps

# Project Recap





# Phase I Redevelopment Strategy

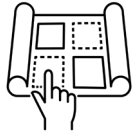


Read the full plan and see  
Phase I materials here:  
[mapc.ma/powdermillcorridor](https://mapc.ma/powdermillcorridor)



# Redevelopment Strategy Recommendations

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Create an **overlay zoning district** to shape future development



Improve access to and environmental quality of the **Assabet River**



Incorporate “**Complete Streets**” features to make Powder Mill Road safer



Design **future transportation projects** to advance safety and environmental goals

# Phase II Scope

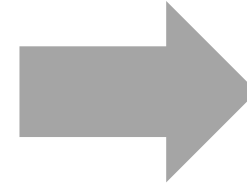
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**Technical Assistance  
Grants** awarded from  
Metropolitan Area  
Planning Council  
(MAPC)  
and Executive Office  
of Energy and  
Environmental Affairs  
(EEA)

**Overlay Zoning District  
(Draft Bylaw)**

**Streetscape  
Design Guidance**

**River Access  
Design Guidance**

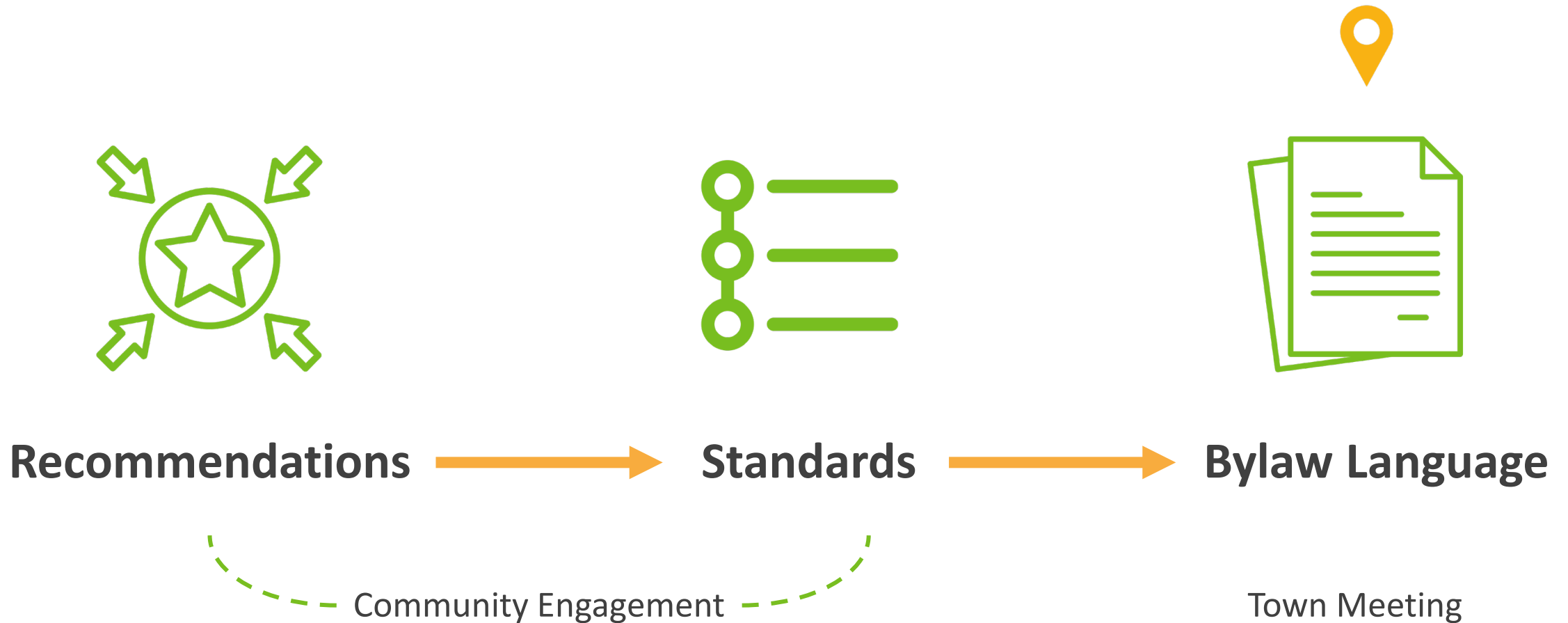


Create a more walkable,  
safe Powder Mill Road  
neighborhood where  
people want to live, visit,  
work, and spend time

# Zoning Framework

# Process to Develop Zoning

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# Overlay Zoning District

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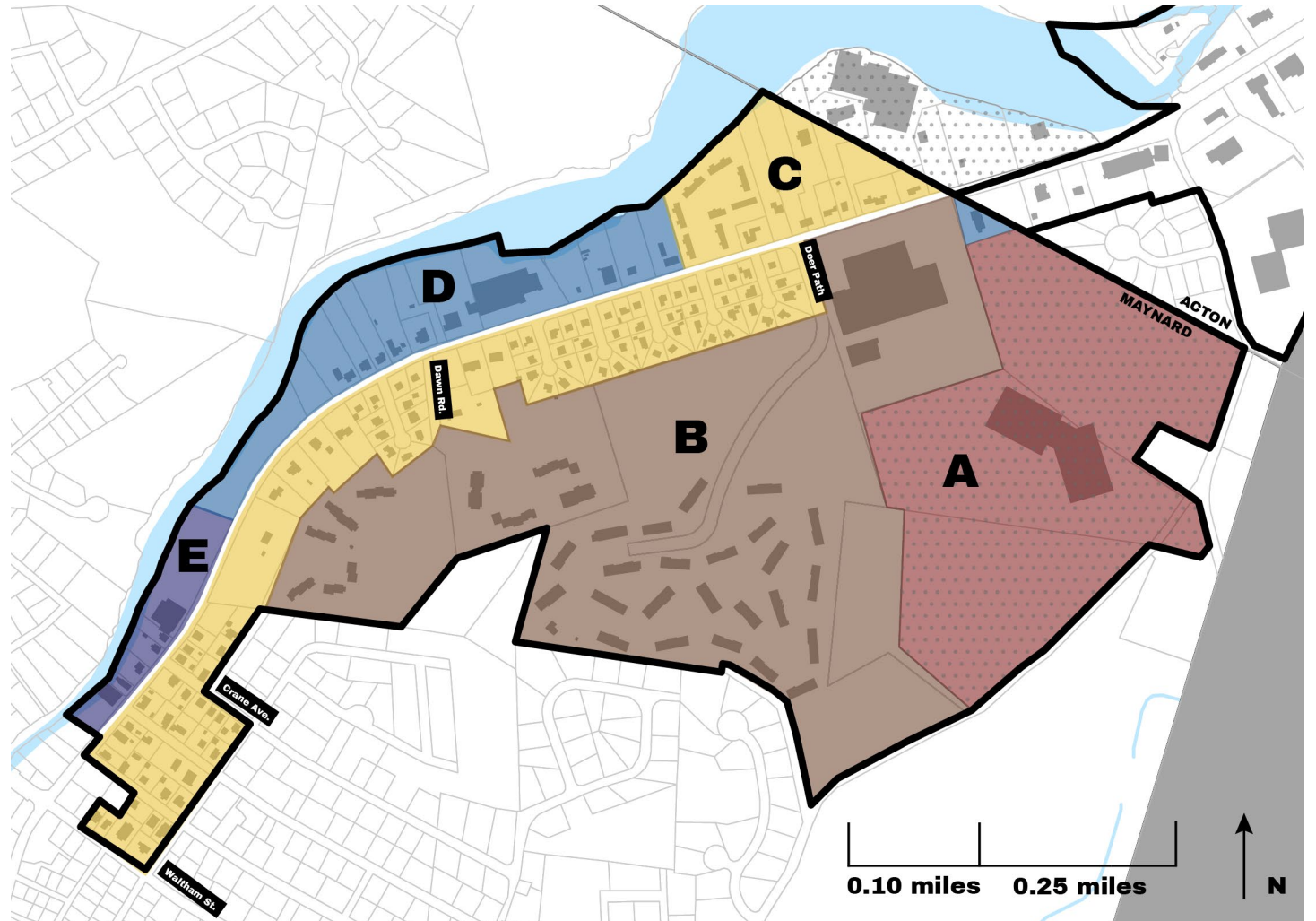
- Optional overlay zoning that property owners can choose to follow
- Zoning will include building and site design standards to guide development
- Zoning standards are coordinated between Acton and Maynard to ensure cohesive development along the corridor

## Goal

Incentivize development that strengthens the Powder Mill Road Corridor as a **destination** that allows residents and visitors to safely **shop and eat locally** and **access the Assabet River**

# Proposed Overlay Zoning Subdistricts

- Subdistricts are smaller areas within the overlay district that allow zoning to be tailored to unique neighborhood conditions
- They balance desire to respect existing conditions in some areas while promoting redevelopment in others

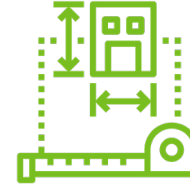


# Overlay Zoning District Components

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**Use Regulations**



**Dimensional Standards**



**Housing Affordability**



**Design Guidelines**

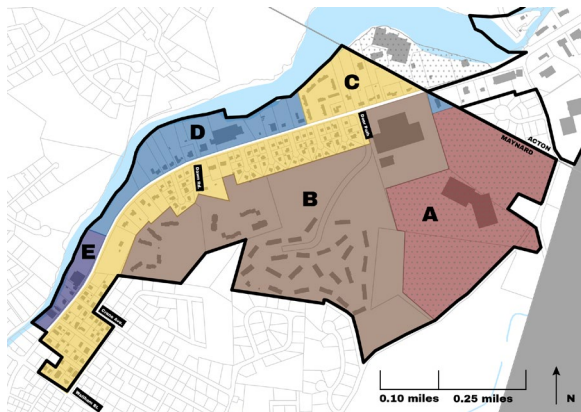


**Parking**



**Environment**

# Proposed Subdistrict Standards



**Subdistrict A**  
Commercial Center +  
3A District



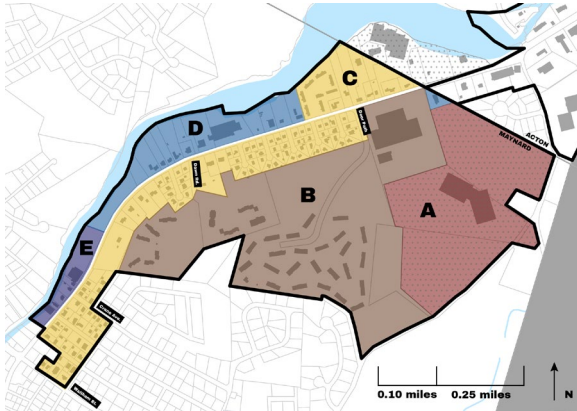
## Goals

- Allow commercial buildings with large footprints that incorporate pedestrian-friendly design
- Allow for higher density residential that blends into surrounding neighborhood and complies with 3A
- Encourage uses that meet needs of Powder Mill residents as well as surrounding neighborhoods

Min. open space	25%
Max. height	45'

Min. setbacks	
Front	25'
Rear	30'
Side	30'

# Proposed Subdistrict Standards



## Subdistrict B

Multifamily Housing



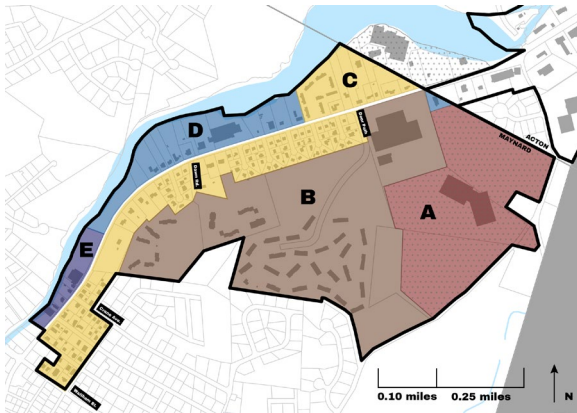
## Goals

- Allow for higher density housing that engages with the street and blends into surrounding neighborhood
- Limited to residential uses

Min. open space	40%
Max. height	40'

Setbacks (min./max.)	
Front	35'/50'
Rear	25'/none
Side	50'/none

# Proposed Subdistrict Standards



## Subdistrict C

Neighborhood  
Residential



## Goals

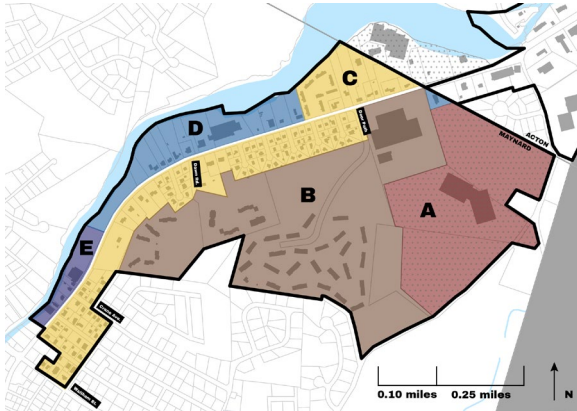
- Bring existing properties into conformity with zoning
- Allow diverse housing types in keeping with existing patterns of smaller-scale residential development
- Maintain residential feel while allowing for home occupations and community amenities

Min. open space	20%
Max. height	35'

Setbacks (min./max.)	
Front	10'/15'
Rear	10'/none
Side	10'/none



# Proposed Subdistrict Standards



## Subdistrict D

Neighborhood  
Business



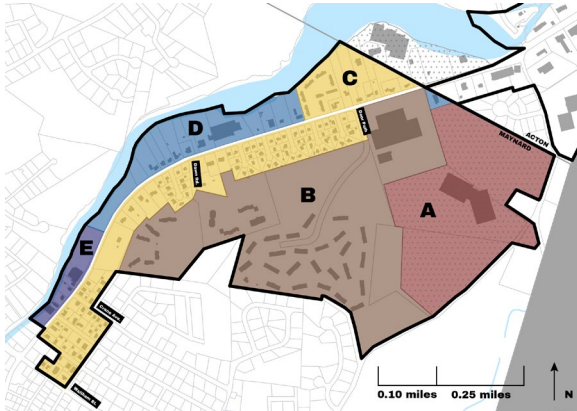
## Goals

- Foster smaller-scale mixed use with first-floor commercial to encourage pedestrian activity and connection with the river
- Promote commercial uses that are compatible with the riverfront

Min. open space	20%
Max. height	40'

Setbacks (min./max.)	
Front	10'/20'
Rear	15'/none
Side	10'/none

# Proposed Subdistrict Standards



## Subdistrict E

Village Center



## Goals

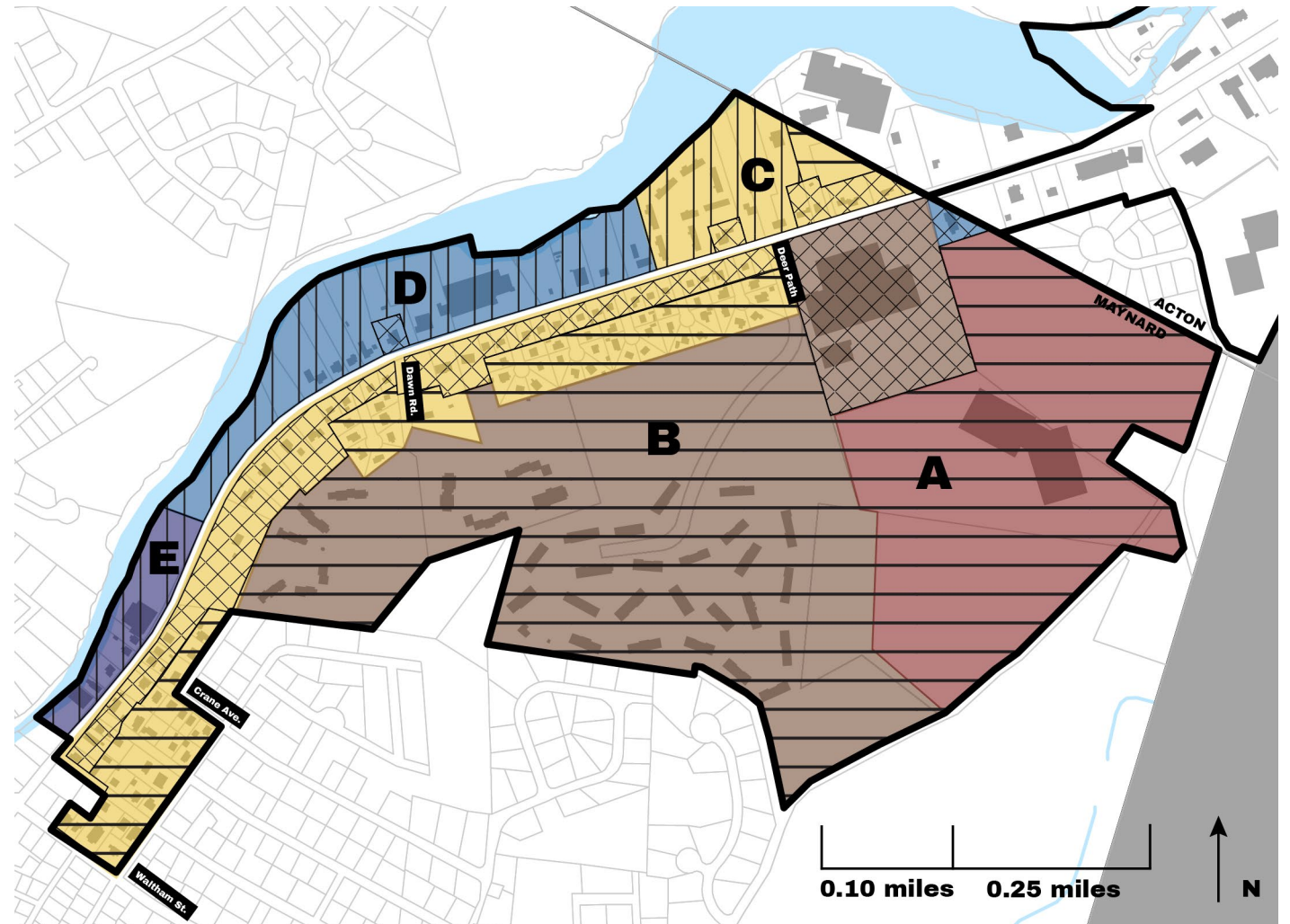
- Connect Downtown Overlay District to Powder Mill Road corridor
- Promote compact, mixed-use development on small lots
- Allow compatible commercial uses that encourage foot traffic (e.g., retail, personal services)

Min. open space	10%
Max. height	35'

Setbacks (min./max.)	
Front	10'/15'
Rear	none/none
Side	5'/none

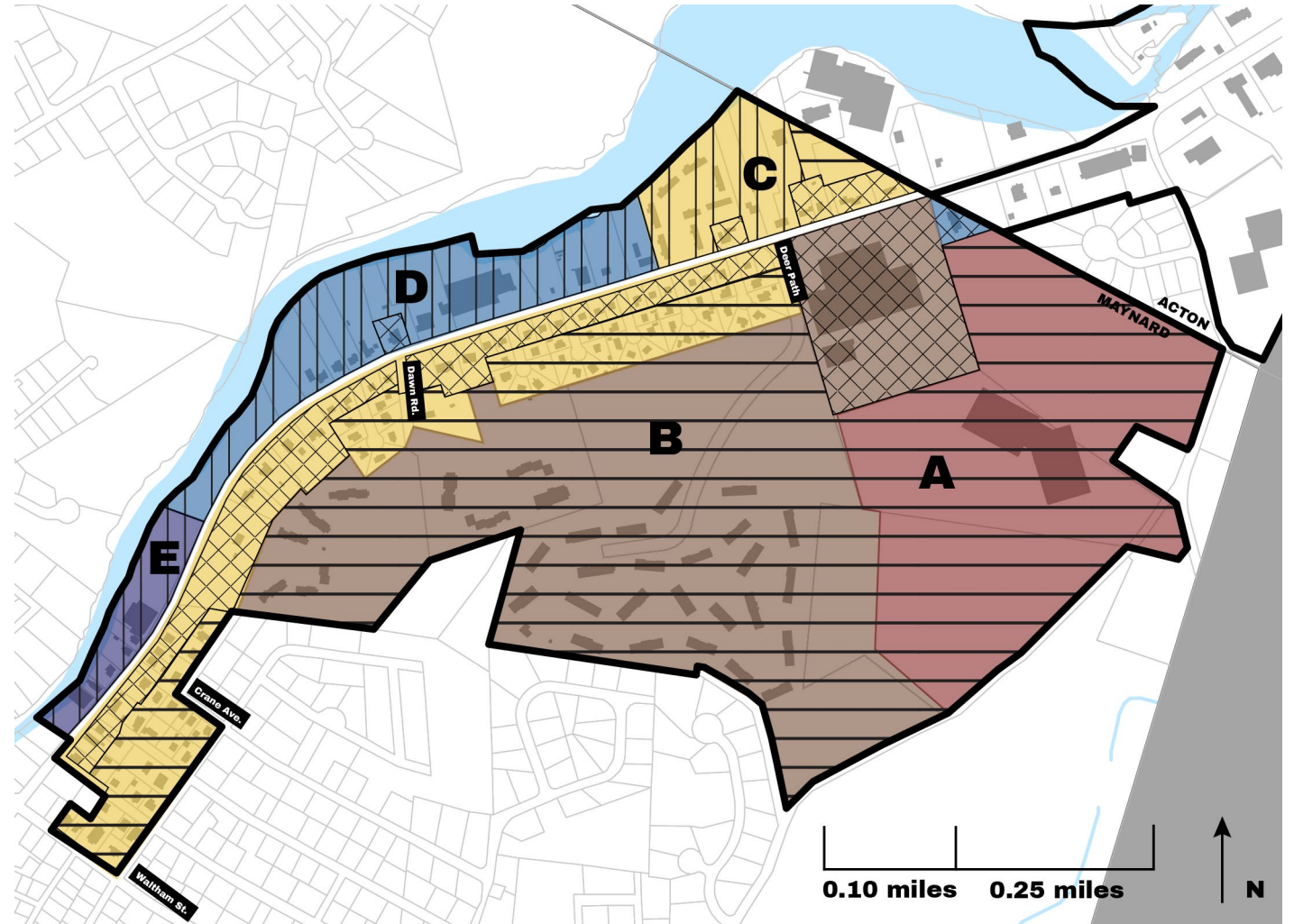
# Building and Site Design Standards

- Requirements apply based on location to Powder Mill Road and Assabet River
- 3 different thresholds:
  - All lots
  - Lots abutting Powder Mill Road
  - Lots abutting Assabet River
- 9 total combinations of standards



# Standards for All Lots

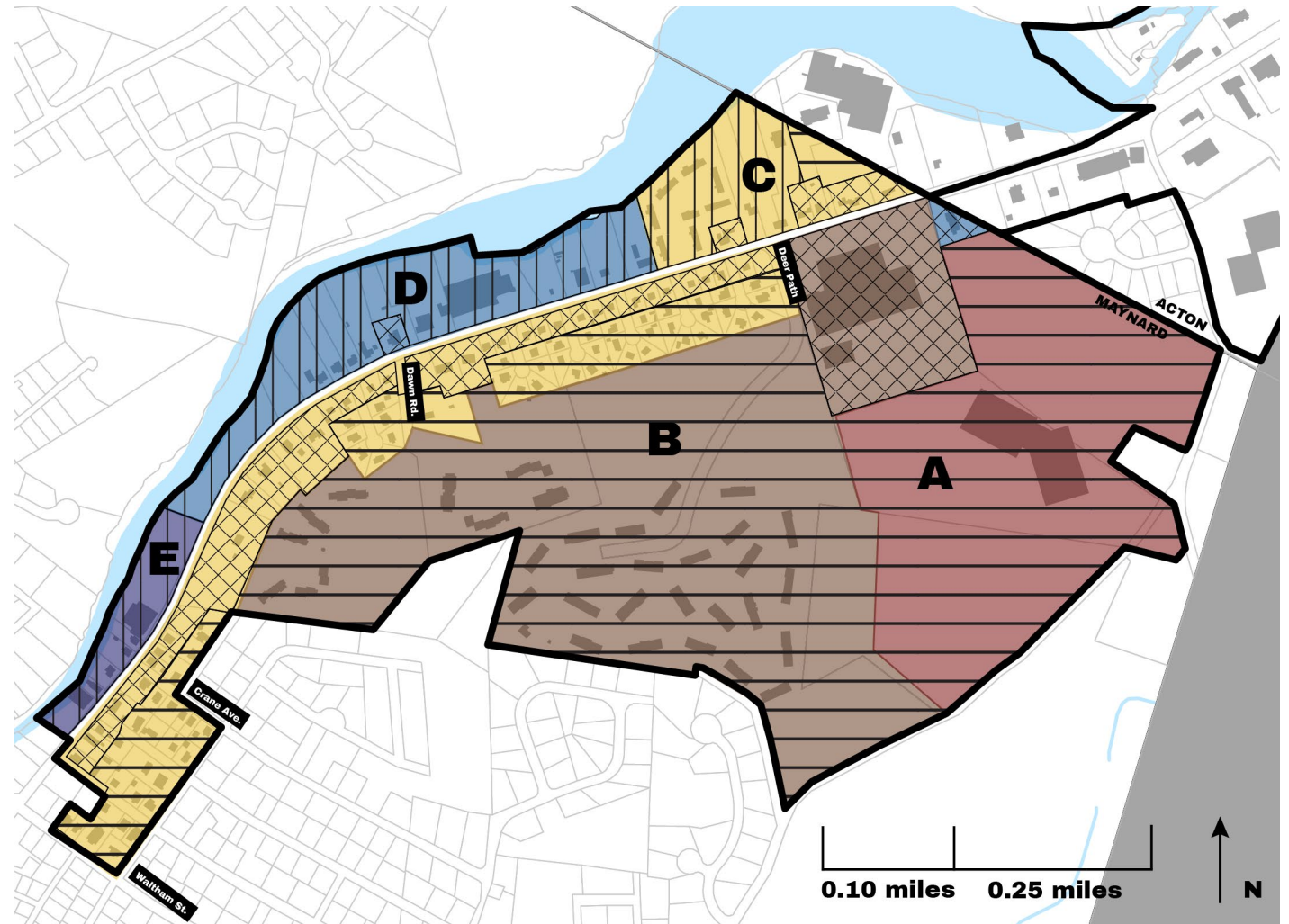
- Walkways and pedestrian connections
- Historic structures
- Sustainability
- Green stormwater infrastructure





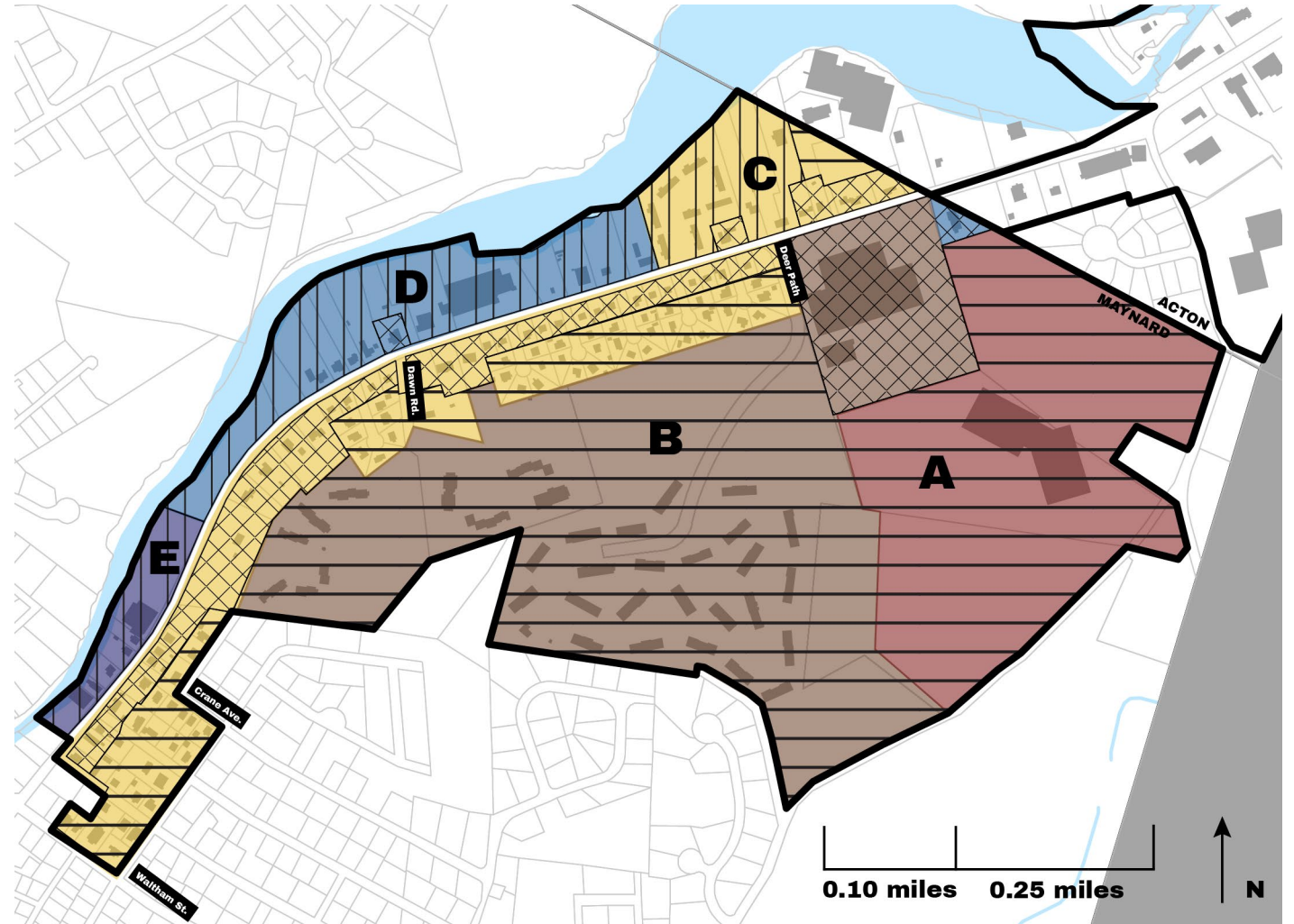
# Standards for Lots Abutting Powder Mill Road

- Sidewalks
- Street trees
- Pedestrian plazas and pocket parks
- Location of driveways and parking lots
- Building design and siting



# Standards for Lots Abutting Assabet River

- River access
- Vista pruning
- Building siting





# Overlay Zoning District Components

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## Housing Affordability

- Inclusionary zoning required in all subdistricts
- Accessory apartments allowed by right or by special permit in most subdistricts



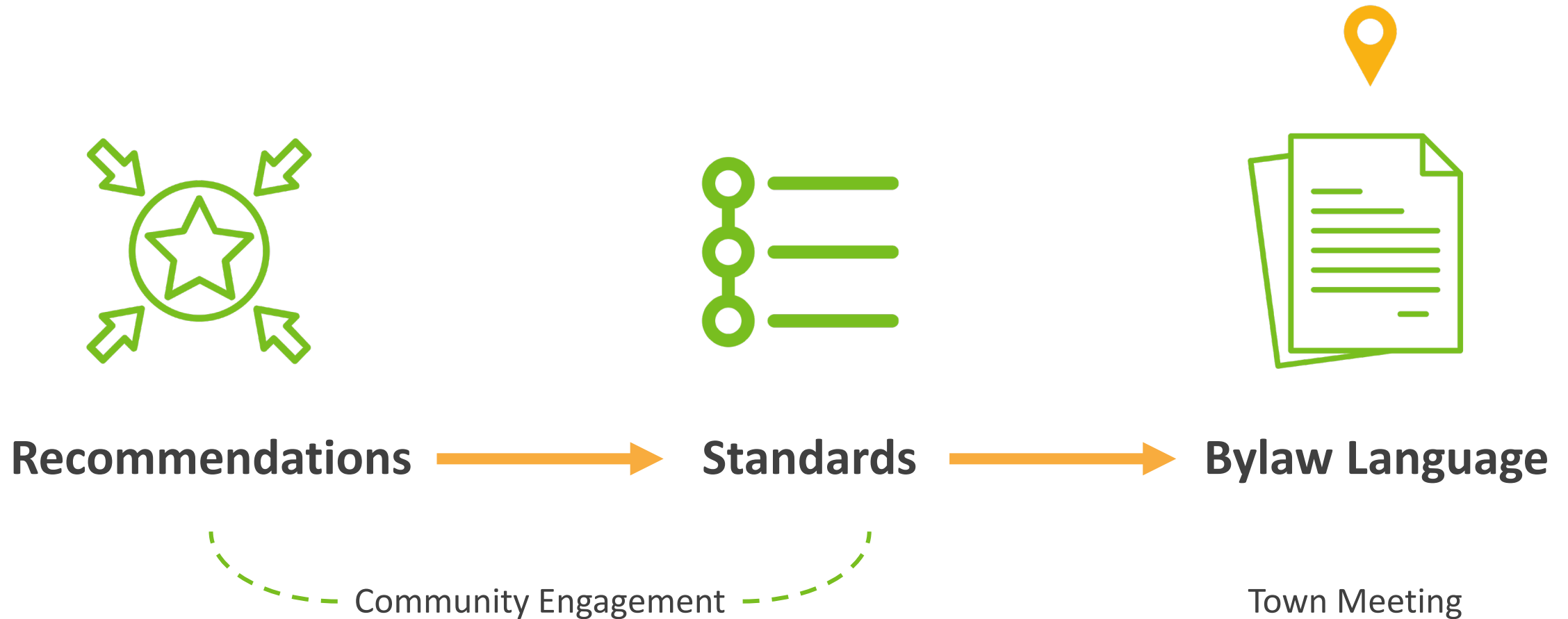
## Parking

- Low minimums for all uses to avoid overbuilding parking
- One parking space per dwelling unit required
- Required EV charging infrastructure
- Required bicycle parking

# Zoning Language

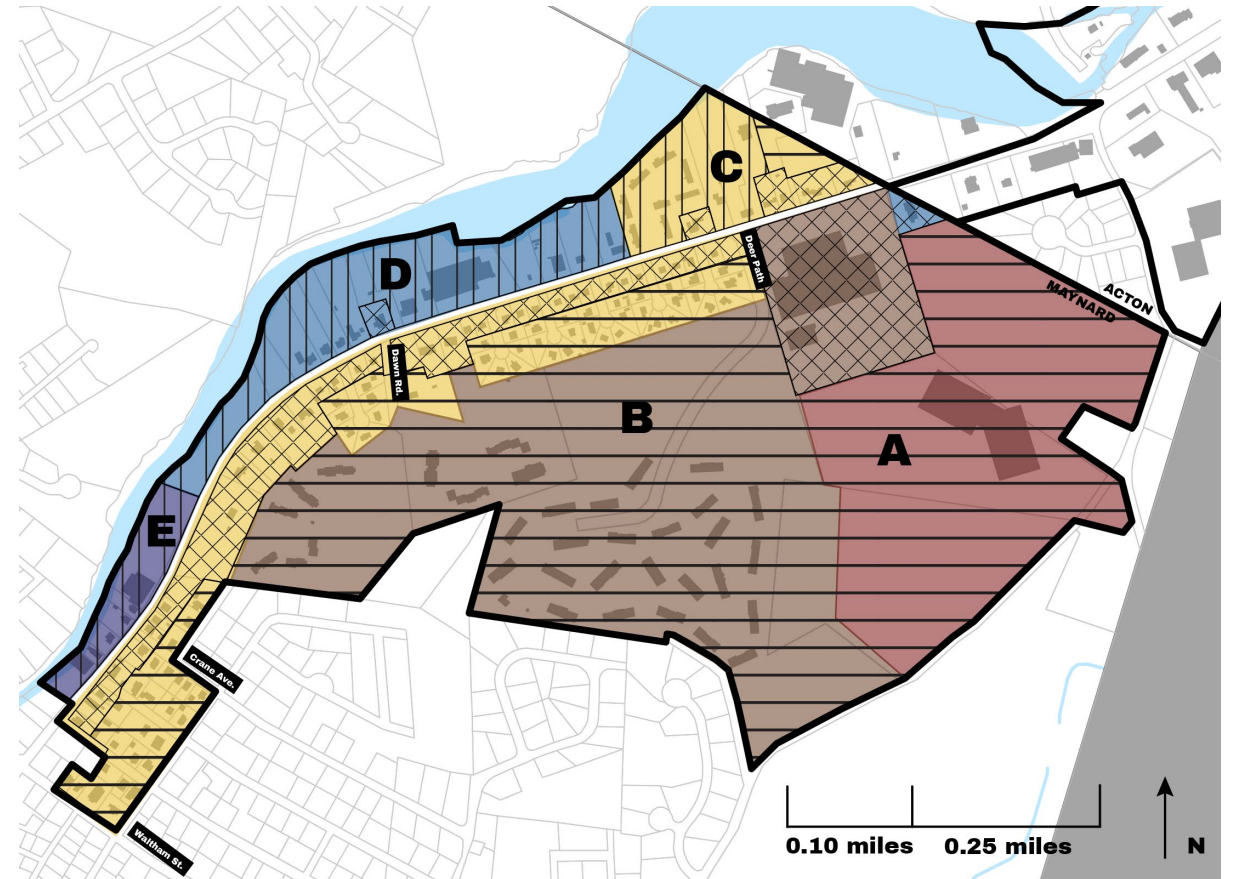
# Process to Develop Zoning

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# Discussion

- How to define “new development” to trigger compliance with building and site design standards?
- Add properties abutting Waltham Street to Powder Mill Road building and site design requirements?
- Restrict allowed uses based on ground v. upper stories?
- Require pedestrian plazas/pocket parks for high-density multifamily?



# Next Steps

# Next Steps

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- Spring 2024
  - Develop zoning bylaws
- Summer 2024
  - Planning Board public hearing process
- Fall 2024
  - Town Meeting adoption



# Thank You!

MAPC contact:

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Maynard contact:

Bill Nemser, Planning Director  
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Project webpage: [mapc.ma/powdermillcorridor](http://mapc.ma/powdermillcorridor)