



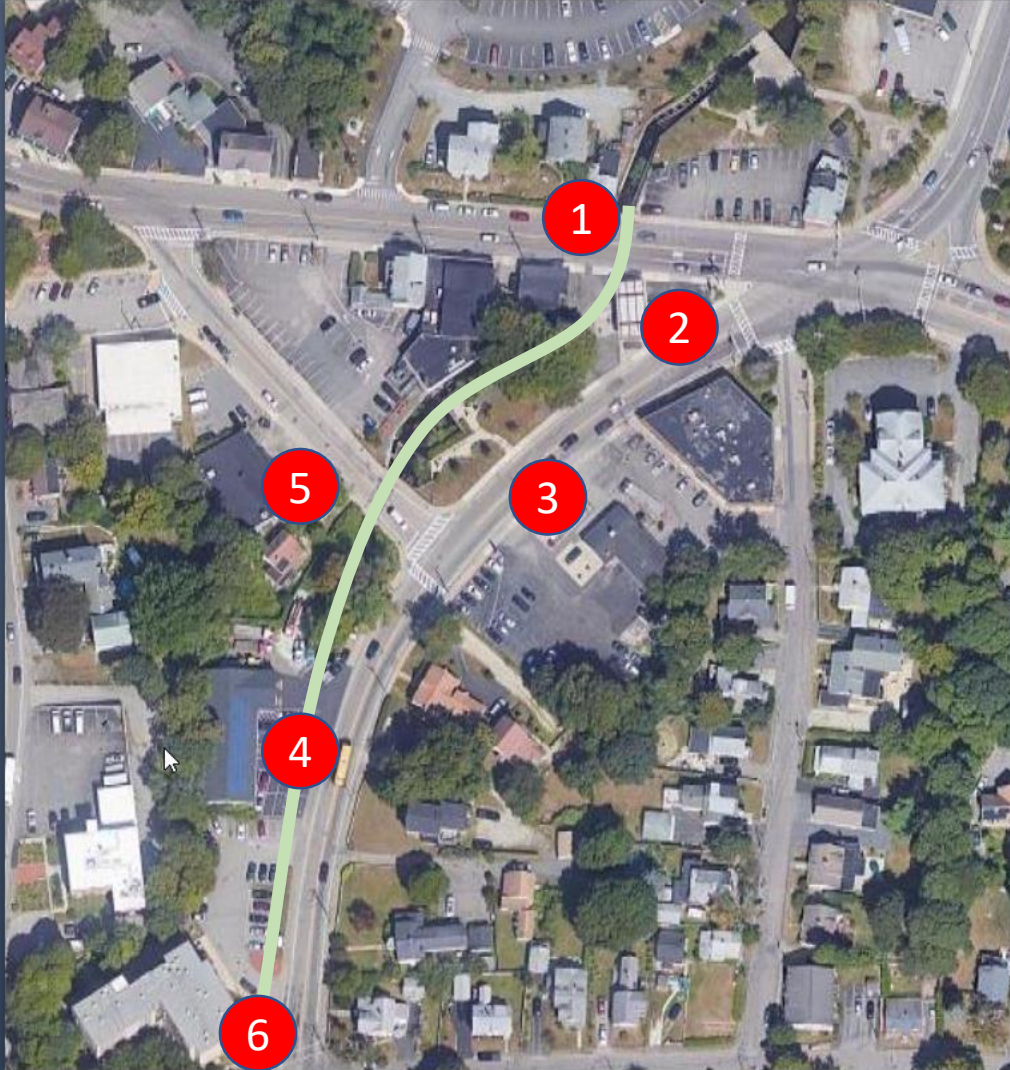
Jackson Square

Zoning Update

Community Meeting

February 01, 2022

Environmental Conflicts (Inappropriate Land Uses)



- 1 Newcomb's Restaurant (Lost to Fire)
- 2 Herring Run Channeled under Gas Station Parking Lot
- 3 Gas Station & Used Car Lot Adjacent to Herring Run Park
- 4 Herring Run Channeled under Automotive Repair Parking Lot
- 5 Former Dry Cleaner on Bank of Herring Run
- 6 Under Pleasant St and under Transmission Shop

— Course of Herring Run

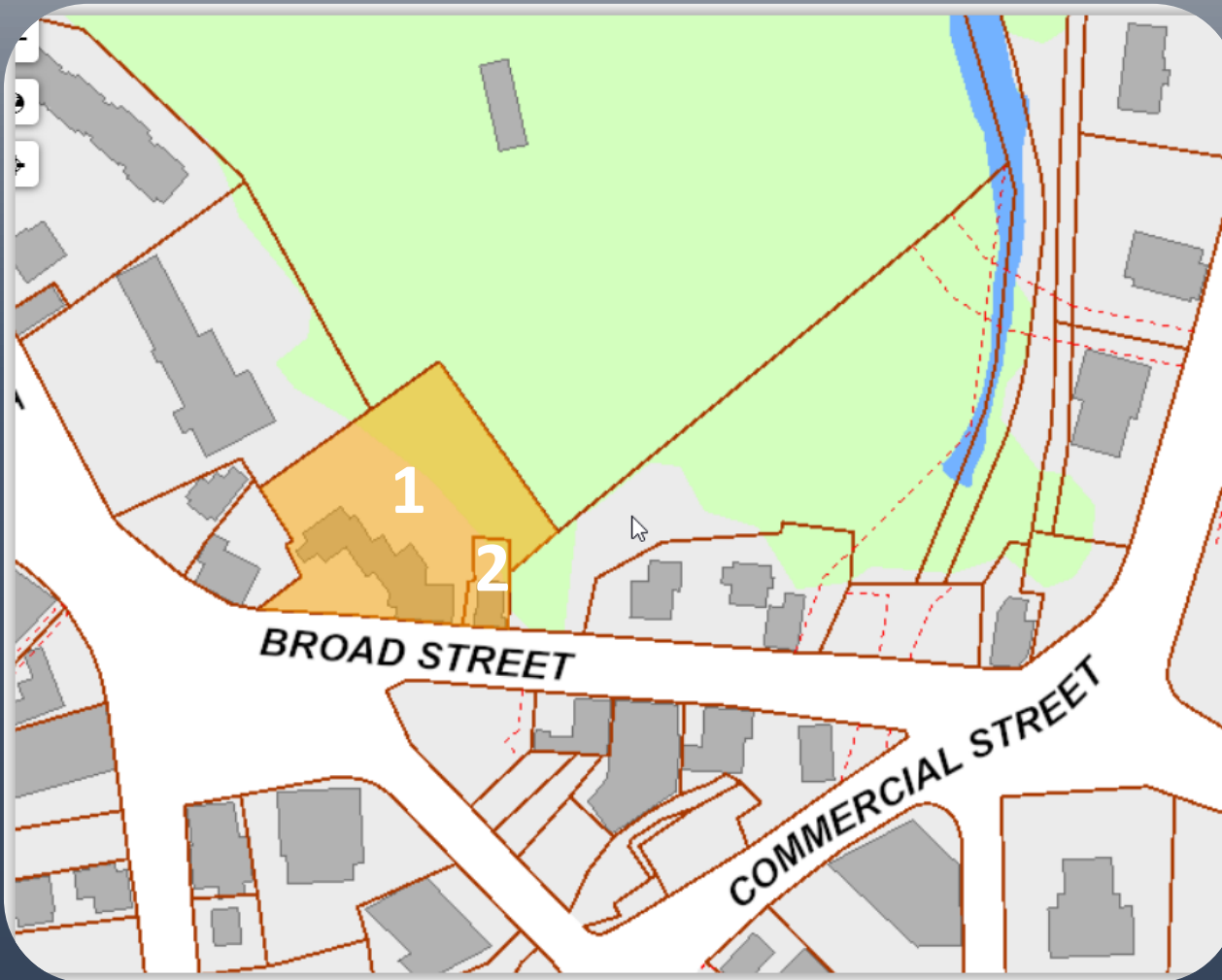
Generational Property Turnover (Lost Businesses)

The Pica properties sold just prior to the Covid pandemic



- The Venetian Restaurant
- Associated Parking Lots
- 890 Broad Street Building
- Newcomb's Restaurant
- 2 Residential Buildings on the Newcomb's Lot

Generational Property Turnover (Lost Businesses)



1. The Peck family closed for business 2 years ago and have sold their properties.
2. The Agnitti family have sold their building at 864 Broad Street. Formerly housed Salon Serenity.

New or Chronic Vacancies



1409 Commercial Street



1371 Commercial Street



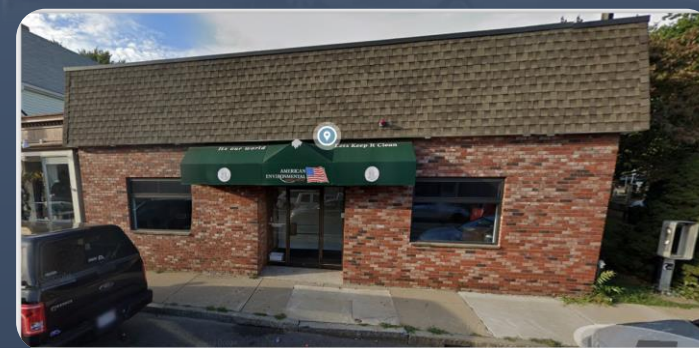
805 Broad Street



1545 Commercial Street



825 Broad Street



814 Broad Street

New or Chronic Vacancies cont'



Pedestrian Walk To Town Lot

805 Broad Street (Vacant)

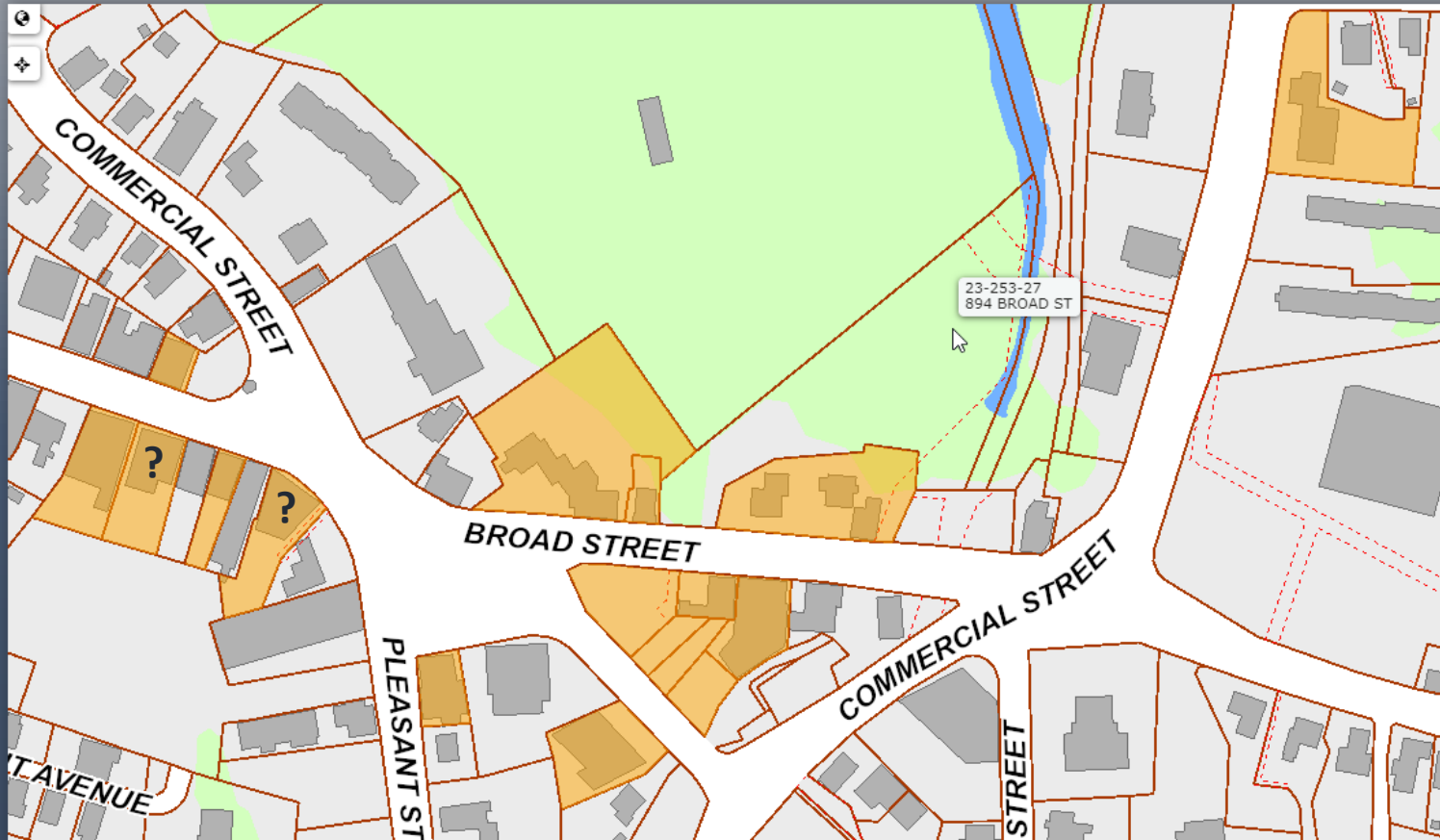
813 Broad Street (Vacant)

837 Broad Street

Per Website: "Permanently Closed"



Vacant or Transitioning Properties (summary)

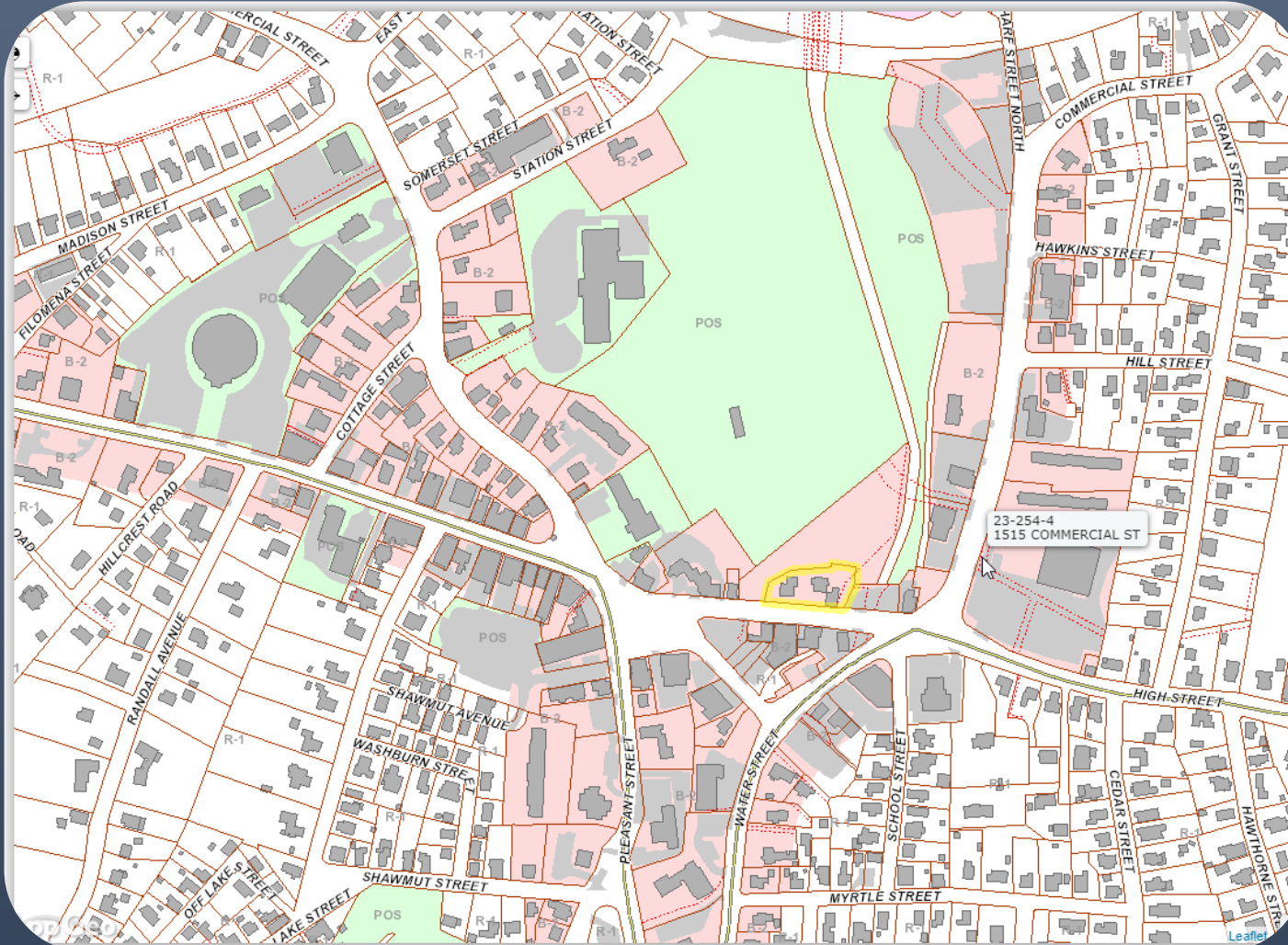


Partially Vacant



Properties that are vacant and/or have recently transitioned to new ownership

Existing Zoning



Business District 2 (B-2)



Residential District 1 (R-1)



Public Open Space (POS)

What is Currently Permitted By Zoning?

These uses have always been and continue to be permitted “by right” throughout Jackson Square

- Restaurants
- Retail Business
- Clinics, Professional Offices
- Multi-Family at an FAR of .3

What is Currently Permitted By Zoning?

- Service Stations
- Wholesale Dispatching Business
- Enclosed or Open Lot Storage
- Lodging Home for up to 10 People
- Rental Agency for Autos
- Buildings up to 6 stories and 80 feet

Obstacles to Re-Use

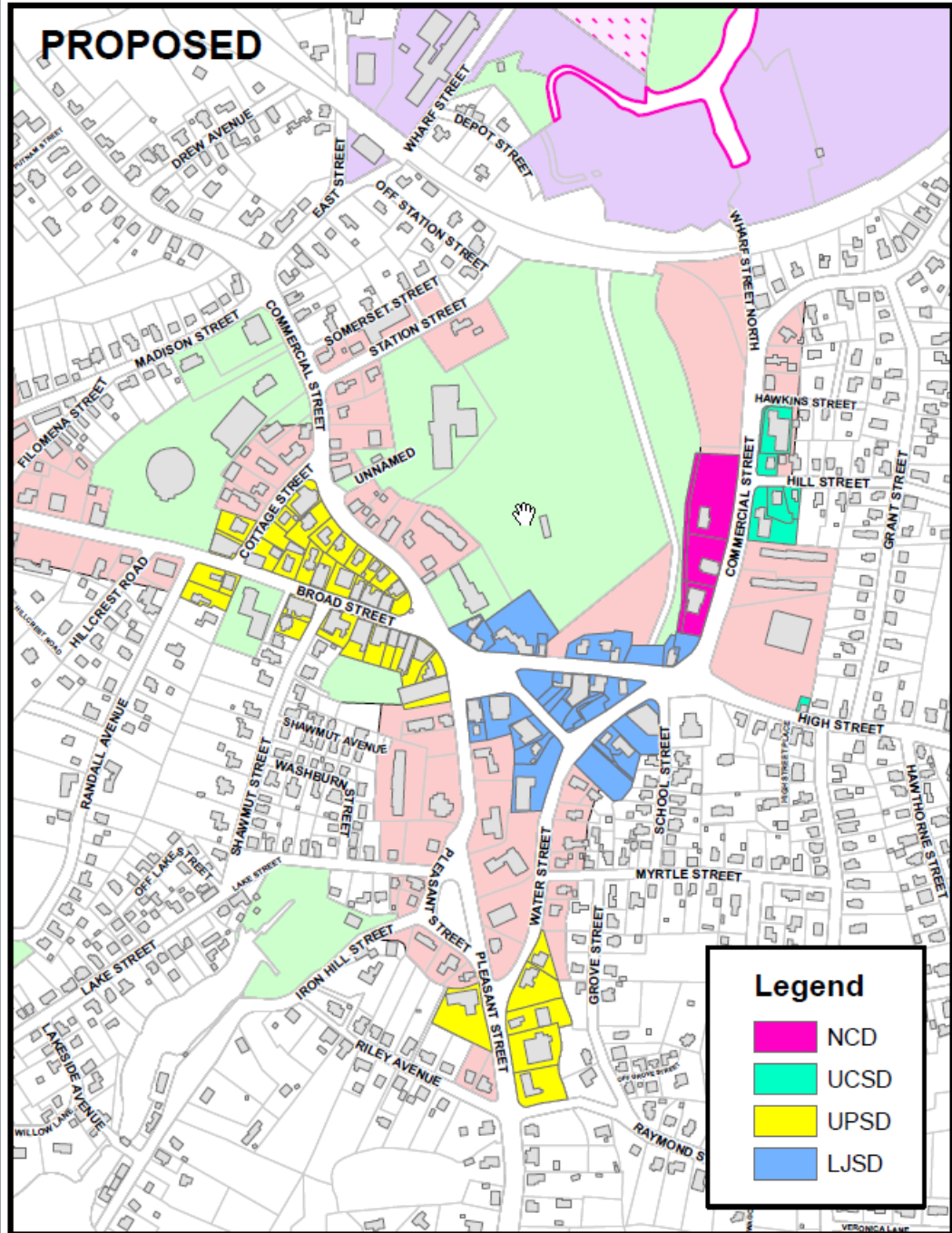
- Structural Inadequacy
- Plumbing and Sewer Not To Code
- Electrical Service Not To Code
- Not ADA Accessible
- Restrooms Not To Code
- Prohibitive Cost To Small Business Owners

Jackson Square Land Use Study (Harriman 2021)

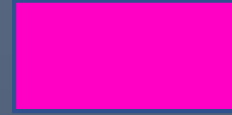


- Promote a Jackson Square village that is socially, economically, and environmentally resilient.
- Preserve the village scale of buildings and street patterns in Jackson Square.
- Protect Jackson Square's natural ecosystems and cultural and historic resources.
- Promote economic development to support local businesses, both existing and new.

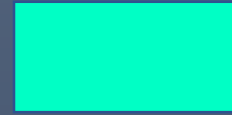
PROPOSED



Draft Zoning Map



Maximum 2.5 Stories



Maximum 2.5 Stories



Maximum 3 Stories



4 Stories by Special Permit

Examples of 3 Story Building in Jackson Square



Why Consider 4 Stories By Special Permit?

- Topography
- Leverage with Developers
- Carrot and Stick Approach
- Every Site is Different
- Ability To “Step Back” Upper Floor

Parking and Dimensional Requirements

- 1.5 Parking Spaces per Unit
- 1 Space for Each 4 Restaurant Seats
- The principal façade shall be set back no further than the setback of one of the adjacent buildings or the average of both unless the front yard setback includes publicly accessible open space, such as a small plaza, as an integrated component of the overall development. If no building is adjacent to the parcel, then the measure is the closest building on the same side of the principal street.

Parking and Dimensional Requirements

- Minimum of 20 feet from an abutting single-family residential use.
- Minimum of 20 feet from Herring Run Brook whether the brook is visible or below the surface of the lot. To accomplish the purposes of this article, the Board of Zoning Appeals is authorized to grant a special permit reducing the required setback upon a showing that the proposed development has made a significant effort to address the goals of the Jackson Square Land Use Plan (2021) with respect one or more of the following: (1) expansion of the Herring Run Pool Park; (2) removal of invasive species from the banks of the brook; (3) daylighting the brook with appropriate channeling and plantings; and (4) elimination of the surface water run-off from the site into the brook.
- Where appropriate, rear and side yard setbacks shall connect to public open space and be used for active and passive public uses such as outdoor dining and retail, seating areas (shaded and open), bike racks, and other amenities designed to support local businesses and reinforce community pride and connections.

State Housing Choice Initiative

- Enacted as part of the Economic Development Bill in January 2021, new Section 3A of M.G.L. c. 40A (the Zoning Act) requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute
- Minimum gross density of 15 units per acre
- Must be within .5 miles of an MBTA Commuter Rail Station
- Failure to comply results in loss of eligibility for state grants and assistance.

Next Steps

- Thursday, February 10 - Second Community Meeting
- Thursday, February 17 - Tentative Zoning Submission To Council
- Joint Public Hearing with Town Council and Planning Board
- Referral To Ordinance Committee for Discussion and Recommendation
- Planning Board Recommendation to Town Council
- Ordinance Committee Recommendation to Town Council
- Town Council Action