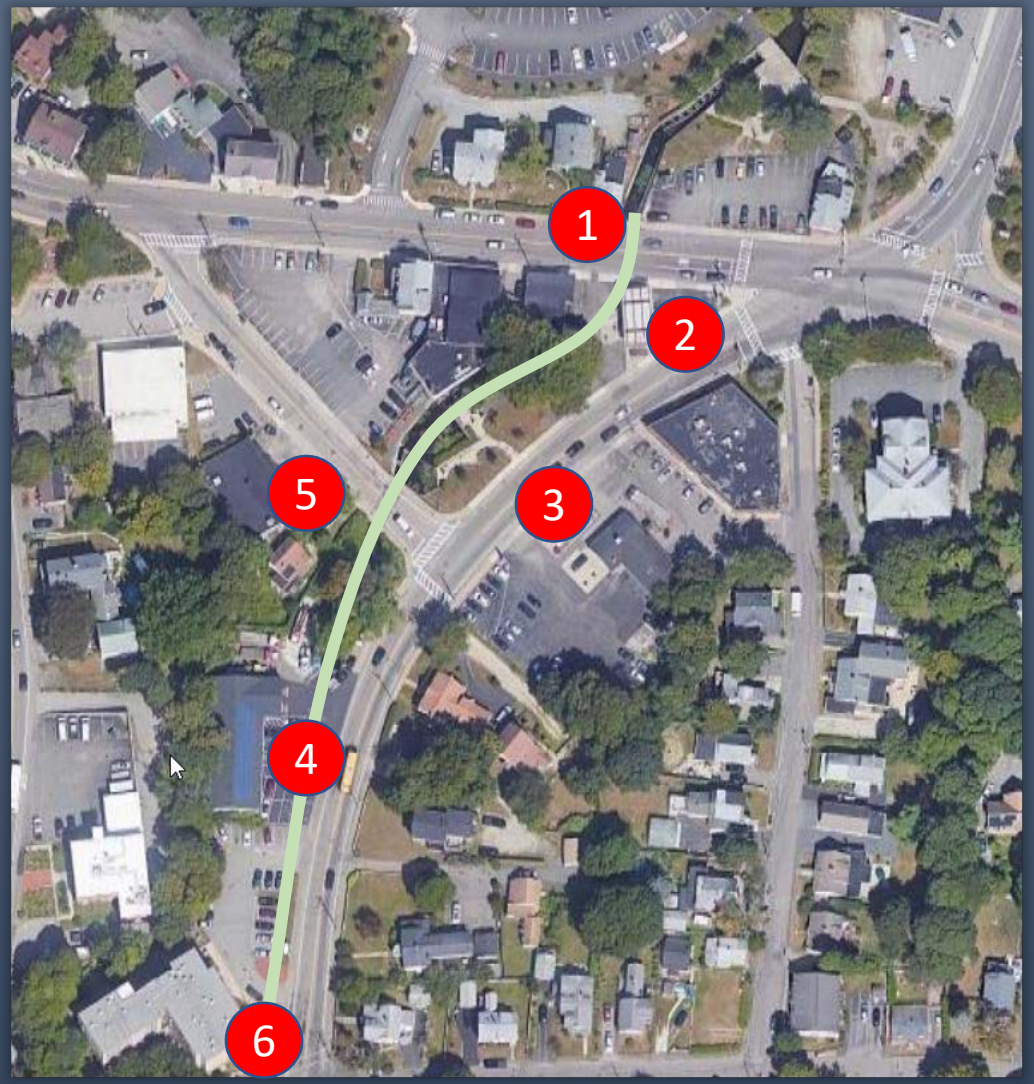
Jackson Square

Zoning Update

Community Meeting #2

February 10, 2022

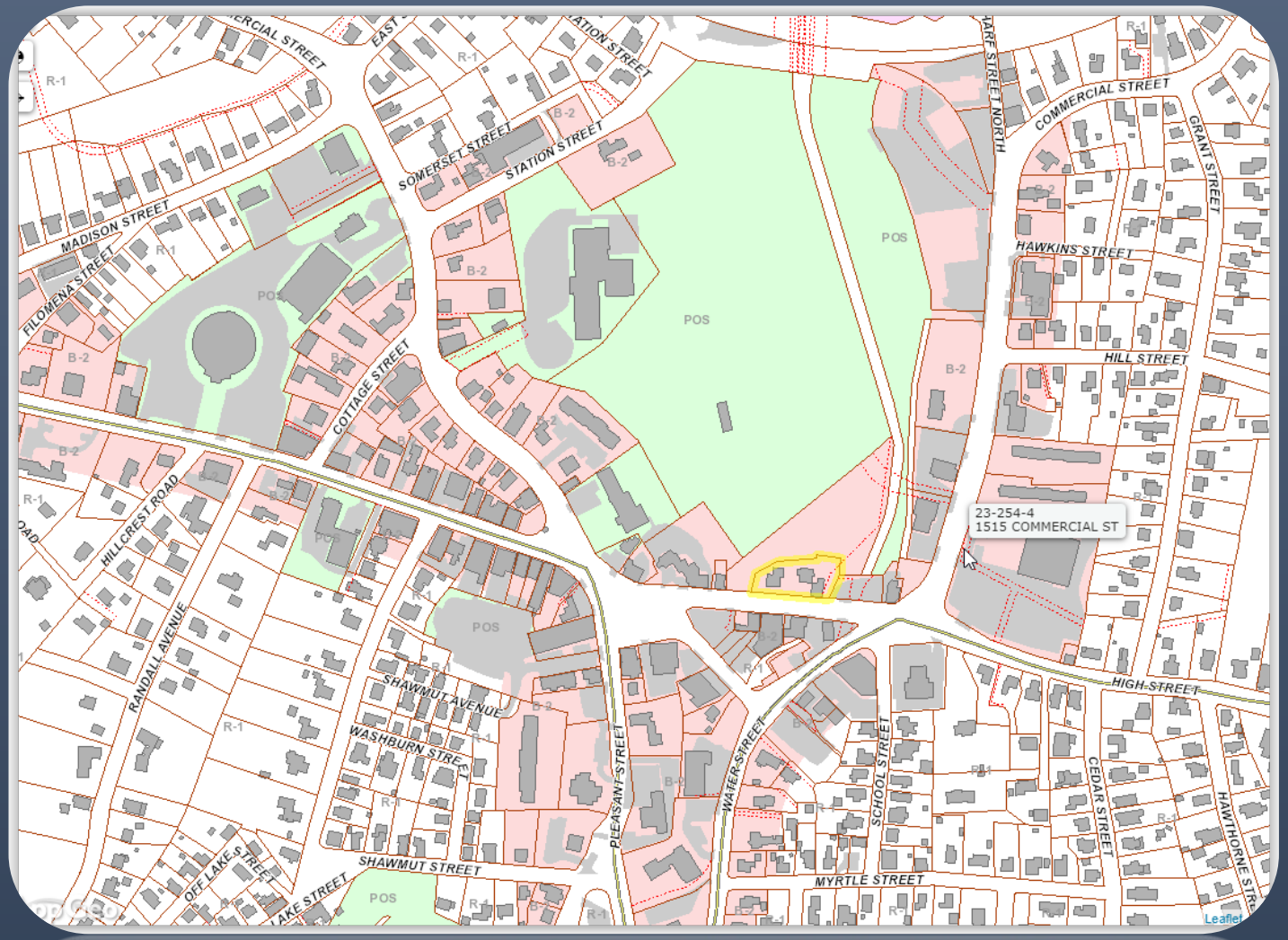
Environmental Conflicts (Inappropriate Land Uses)



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

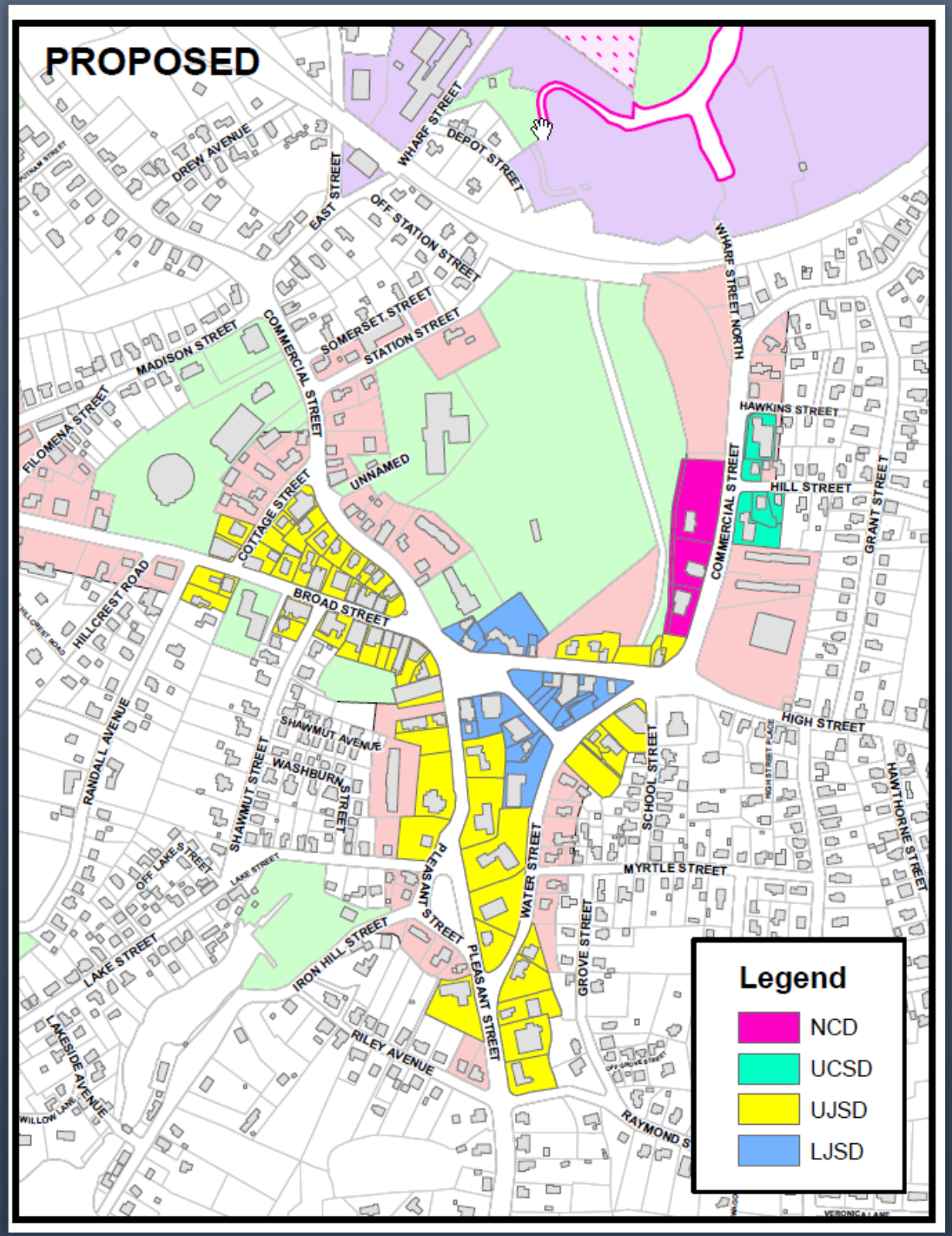
Existing Zoning



Business District 2 (B-2)

Residential District 1 (R-1)

Public Open Space (POS)



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
- Encourage Shared Parking (On/Off Hours, CVS, MBTA)

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.

Design Guidelines

- The principal façade shall be oriented toward the principal street. The main building entrance shall face the street and clearly connect to the public sidewalk.
- Ground floor retail, restaurant, and other commercial uses shall be oriented with their primary entrance and window(s) facing the principal street. The relationship of these uses to the principal façade shall maximize pedestrian activity and the visibility of the businesses along the length of the principal façade.
- A minimum of 60% of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor nonresidential space or product display areas. The bottom edge of such windows shall be no lower than three feet above the adjacent sidewalk and the window shall be no less than four feet in height.
- In both the Upper and Lower Jackson Square Districts, the commercial use, including restaurant, retail or other active use that serves the public, must be a minimum of 51% of the gross floor area of the floor at street level.

Design Guidelines

- The principal façade shall be articulated every 60-80 feet. All façades shall be treated with equal care in terms of design. Blank walls are prohibited.
- Building and site lighting shall be designed to prevent light overspill or glare onto adjacent properties and shall be shielded at a 75-to-90-degree cut-off.
- Underground utilities for new and redeveloped buildings are required unless physically restricted or blocked by existing underground obstructions.
- Parking and loading/unloading shall be prohibited from the front yard setback between the principal façade and the street.

Design Guidelines

- Access to rear parking shall have clearly marked and lit pedestrian access to the public sidewalk.
- Bicycle storage shall be required at a ratio of one bicycle storage space for every twenty parking spaces.
- The number of curb cuts onto the street shall be minimized and shared parking across multiple parcels shall be strongly encouraged.
- To accomplish the purposes of this article, the Board of Zoning Appeals is authorized to grant a special permit for an increase in building height, an increase to the maximum lot coverage, a reduction in the setbacks from a single-family residential use, and/or a reduction in required parking subject to a finding that these modifications are necessary for the preservation and adaptive reuse of historic buildings either alone or integrated into a larger development.
- New construction or significant rehabilitation shall retain all stormwater on-site, using rain gardens, bioswales, or other methods to allow stormwater to infiltrate rather than washing into Herring Run Brook. Applicants shall discuss the proposed maintenance of these low-impact development installations with the Board to ensure continual effectiveness of the operations.

2013 VHB Design Guidelines

DESIGN GUIDELINES

for the
Village Center, Retail
and Office
Districts of the
Town of Weymouth, MA

Board of Zoning Appeals

January, 2013

Prepared by the Weymouth
Dept. of Planning & Community Development
and Vanasse Hangen Brustlin, Inc.

VILLAGE CENTER DESIGN GUIDELINES

Vertical Mixed-Use
1. Retail space
2. Business space / Residential space
3. Separate entrance for business & residential uses

The village centers, with their mix of uses and activities, evolved in the tradition of small New England town crossroads, with public spaces and public activities that draw people for business, social and recreational activities. They help define the physical orientation and cultural sense of the community.

Development Patterns

Weymouth's four village centers remain identifiable with the larger development pattern that has emerged around them. However, they are not stable in terms of their economic viability or image. The traditional role of the village centers within the community has been diminished due to changing preferences for shopping and entertainment and the shifting patterns of daily life. Consumers no longer rely on the businesses in the village centers to serve their needs, as there are many other options. Uses that often survive in village centers have become increasingly specialized or reach out to market's far beyond the immediate neighborhood in order to be successful. Weymouth's village centers need to be reinforced to appeal to *contemporary life, but they also must retain the small town atmosphere that makes them so appealing.*

Elements of Mixed-Use

- All village centers should be mixed-use and contain public, commercial, and residential uses.
  - Housing uses include single family (by special permit), two-family, mid- rise housing and multi-family dwellings.
  - Commercial use uses include office buildings, retail storefronts, live/work units, and office uses (with ground level retail).
- Vertical mixed uses are encouraged.
- Civic and institutional uses are encouraged to be designed as part of a mixed use building rather than as a stand-alone building.

A strong example of residential over retail.

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.

HUD 2021 Income Guidelines:

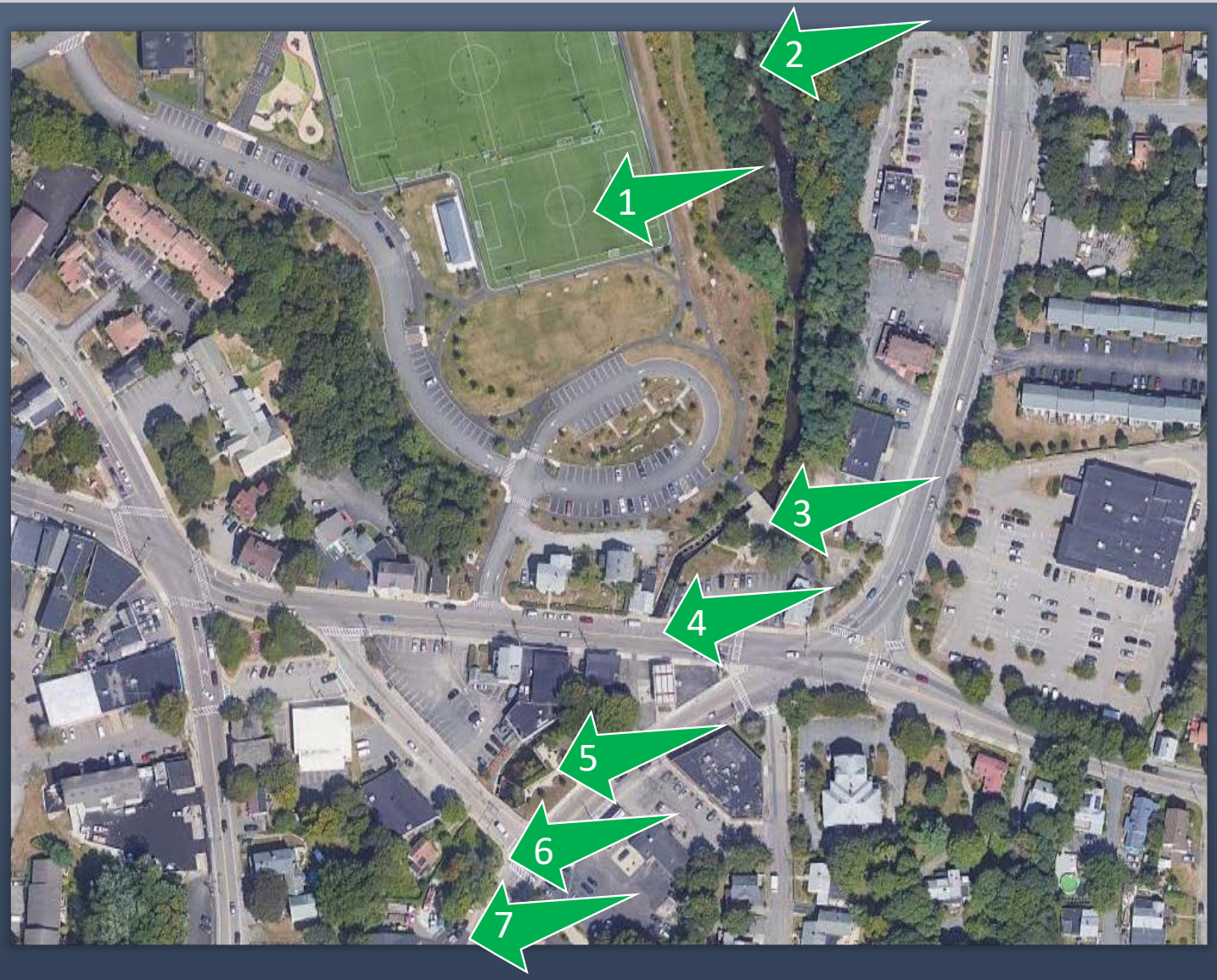
Gross income is calculated per 25 CDF 5.609 (also known as Chapter 5 or Section 8)

Number of persons in household	With gross annual income less than…		Number of persons in household	With gross annual income less than…
1	$ 70,750		5	$109,150
2	$ 80,850		6	$117,250
3	$ 90,950		7	$125,350
4	$101,050		8	$133,400

CHART B – HUD 2021 High HOME Rents (includes utilities)

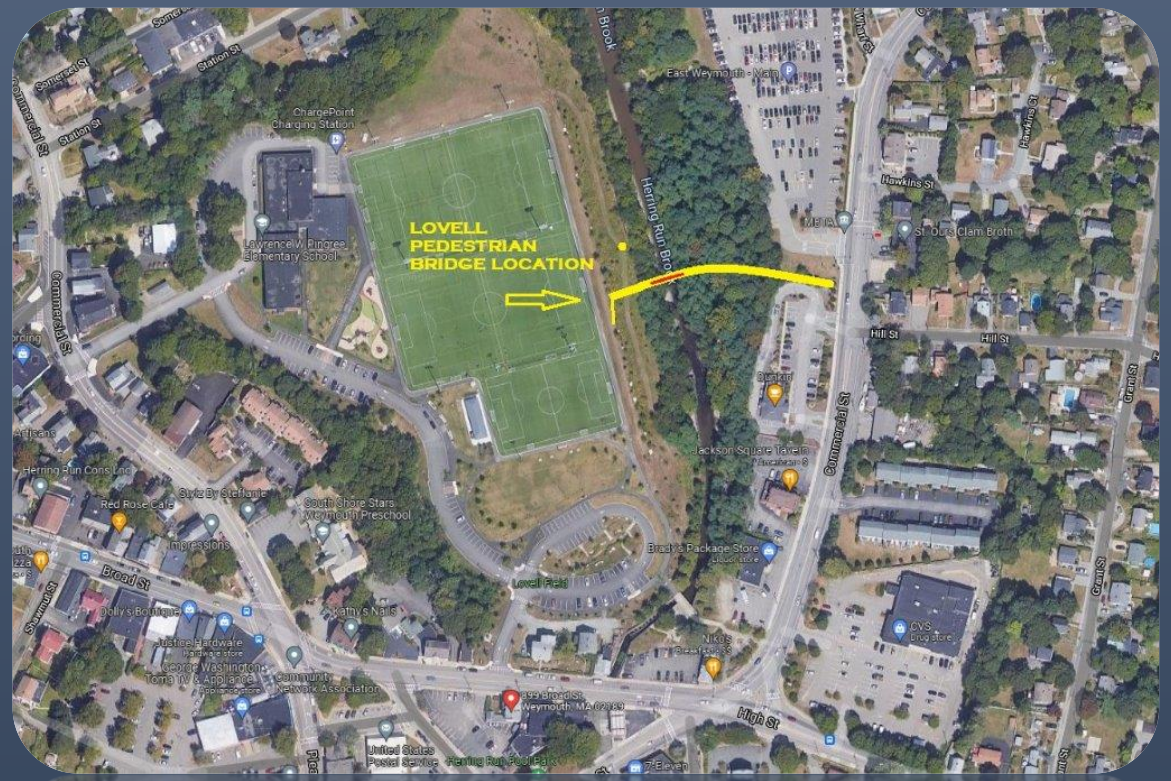
Number of Bedrooms	High HOME Rent Including Utilities
0	$1,509
1	$1,618
2	$1,943
3	$2,236
4	$2,475

Recent and Planned Public Investments

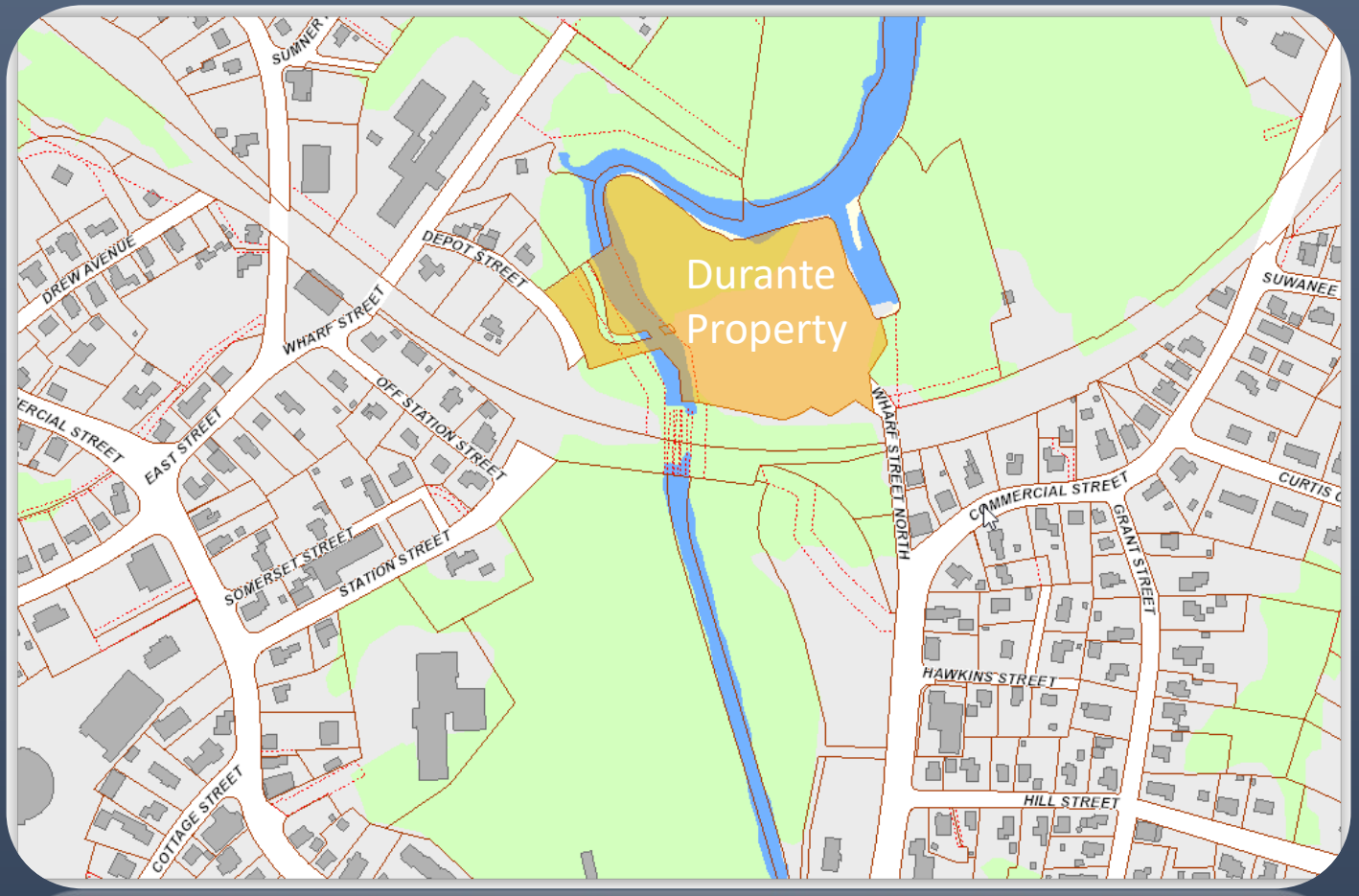


1. Lovell Field Improvements
2. Pedestrian Bridge (MBTA to Fields)
3. Replacement of Herring Run Gate
4. Replacement of Broad Street Culvert
5. Refresh of Herring Pool Park
6. Replacement of Commercial Street Bridge
7. Iron Hill Park Project

Lovell Pedestrian Bridge



The Durante Property (MBTA)

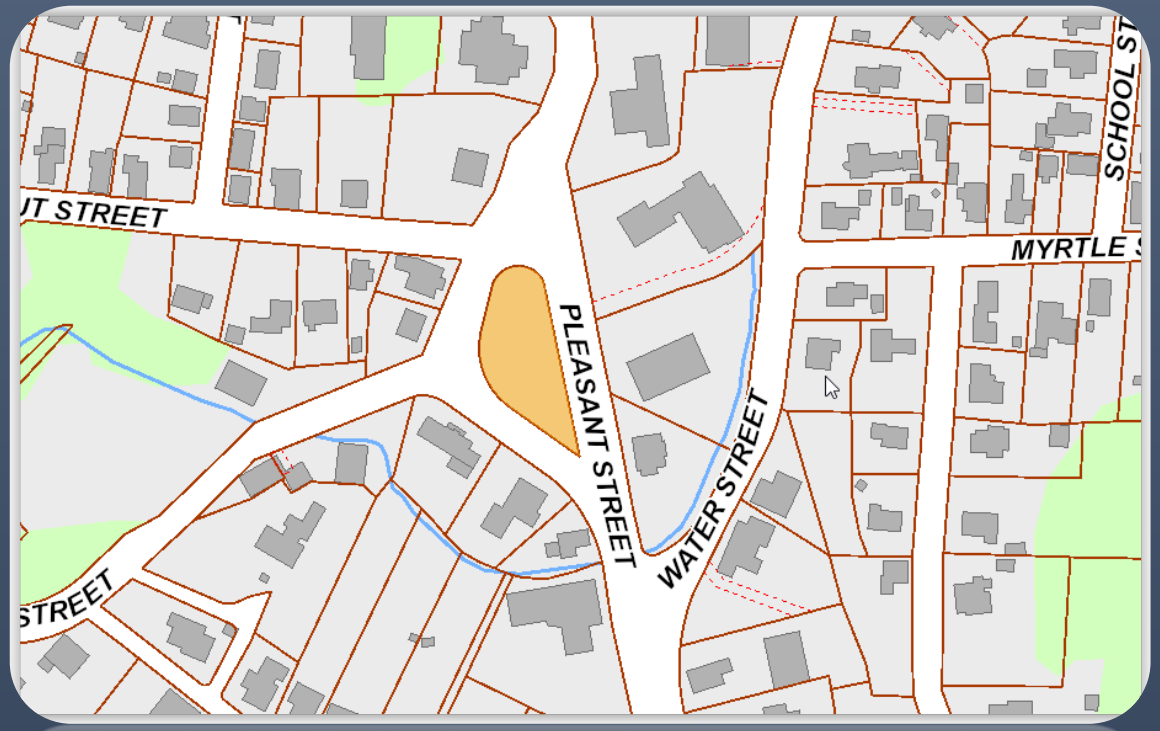


Greenbush Mitigation Agreement requires the MBTA to mitigate historic contamination and deed The property to the Town of Weymouth.

Planned improvements to include a kayak launch, small parking/drop-off area, and picnic area.

Iron Hill Park Project

Iron Hill Park Project – Parking and Trailhead



Next Steps

- 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