



Targeted Zoning Committee

Planning Board Hearing
Presentation

3/3/2011



Targeted Zoning Committee

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Targeted Zoning Committee

Committee Members

- Board of Selectman
 - James Kane
 - Maurice DePalo
- Planning Board
 - Melvin Gordon
 - Donald Naber
- Town of Shrewsbury
 - Daniel Morgado – Town Manager
 - Kristen Wilson – Principal Planner / Economic Development Coordinator
 - Patricia Sheehan – Building Inspector



Targeted Zoning Committee

⦿ Committee's Purpose

- Develop recommendations for appropriate changes to existing zoning that would encourage expansion of the Town's non-residential tax base



Targeted Zoning Committee

History – Work to Date

- The Committee studied three (3) parcels within the Town to assess the viability for rezoning for non-residential development
 - Glavin Center-off Lake Street
 - Route 290 / West Main Street / North Quinsigamond Avenue
 - Route 290 / Route 140
- The Committee assessed existing conditions on the parcels related to topography, wetlands, existing buildings, utilities and neighborhood



Targeted Zoning Committee

History – Master Plan

- ◎ The Master Plan (April 2001)
 - Reviewed recommendations were made related to economic development
 - Specific recommendations made to the three parcels
 - Master Plan identifies the USPS facility and the Glavin Center as the 4th and 8th largest employers in 2000 (Table 4-4 of Master Plan)
 - Glavin Center is cited as an area that is suitable for recreational and municipal uses (p. 112, 129 & 130)
 - Glavin Center is listed as an area with significant development potential (p. C-11 of Master Plan)



Targeted Zoning Committee

● Goals

- Capitalize on opportunities
- Preserve recreational fields and agricultural use over by Glavin
- Re-use of existing buildings – Glavin and USPS
- Encourage and expand non-residential development within Town
- Encourage more commercial development within Town
- Unify the Route 290 / West Main Street corridor
- Continue to work with Boylston on development opportunities
- Rezone land to be consistent with Boylston's Flexible Business Development District



Targeted Zoning Committee

Parcels – Glavin

Existing Conditions

- Approximately 108 acres in area
 - 47 acres- Residence B-1 (12,500 sf lots)
 - 54 acres- Residence A (20,000 sf lots)
 - 11 acres encumbered by wetlands residential zones
 - 7 acres- Commercial-Business
- Existing Buildings
 - Four existing two-story structures-100,000 sf total finished area
- Development under existing 185 single family lots within the Residence B-1 and Residence A zoning districts (Rough Estimates):
 - R B-1: 115 lots
 - R A: 70 lots



Targeted Zoning Committee

Parcels – Glavin

○ Opportunities

- Existing recreational fields
- Existing buildings
- Rezone the land in a way that benefits the existing user, the Town and the neighborhood
- Proximity to Route 9
- Water exists in Lake Street
- Land is still in the Commonwealth's possession



Targeted Zoning Committee

Parcels – Glavin

⦿ Threats

- Land as currently zoned for 12,500 sf and 20,000 sf residential lots - up to 185 single family residential lots
- Strain on school system
- Sewer does not exist in Lake Street
- Loss of open space – baseball/soccer fields
- Land could come up for sale at any time



Targeted Zoning Committee

Parcels – Glavin

- Proposed Action Plan-Re-Zone to two new Districts:
 - **Rural AA:**
 - Southern portion (1,700 ft from Rt. 9)
 - Approximately 66 acres
 - Single family development By-Right
 - 45,000 sf lot minimum
 - Area for approximately 31 single family lots
 - Planned Residential Development by Special Permit -PB
 - 10 acre minimum tract
 - Primarily 2 bedroom units (cottages, duplexes, townhouses, apartments) and professional office/small retail permitted
 - 1.5 x density bonus for dwelling units
 - 60% open space requirement
 - Design standards
 - Office and professional buildings by Special Permit -PB



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Parcels – Glavin

- Proposed Action Plan - continued
 - Limited Commercial Business: (LCB) Northern portion (existing buildings)
 - Approximately 42 acres
 - Similar uses to the Commercial Business District with provision for more Open Space
 - Omits: Adult uses, Apartment hotels, Body art establishments, Building material salesrooms, Gas stations and repair shops, Contractors yards, Lodging houses, Bowling alleys, Keeping of domestic animals other than customary household pets
 - More uses by Special Permit: For profit schools, Hospital, Restaurants, Auditoriums (inside), Research laboratories, Warehousing, Parcel distribution centers, Overnight storage or parking of commercial vehicles



Targeted Zoning Committee

Parcels – Route 290 / West Main Street

- Existing Conditions
 - Total Area
 - 95 acres
 - USPS Facility
 - 52 acres - 4 acres is encumbered by wetlands
 - All within Rural B (20,000 sf lots)
 - Existing Building (USPS)
 - The existing structure is 26 ft tall and contains 217,500 sf footprint
 - Single story metal framed building
 - Development under existing zoning
 - 80 single family lots - USPS property
 - 118 single family lots - total area to be re-zoned



Targeted Zoning Committee

Parcels – Route 290 / West Main Street

○ Opportunities

- Proximity to Route 290 and center of Shrewsbury
- Existing building
- Rezone the land in a way that benefits the existing user, the Town and the neighborhood
- Land is still owned by USPS
- Surrounding parcels to USPS parcel are in transition
- Potential for limited commercial business zoning



Targeted Zoning Committee

Parcels – Route 290 / West Main Street

⦿ Threats

- Land currently zoned for 20,000 sf residential lots could allow for up to 118 single family residential units
- Potential for influx of children that cannot be sustained in the school system
- Sewer capacity is limited
- Land could come up for sale at any time



Targeted Zoning Committee

Parcels – Route 290 / West Main Street

Proposed Actions

- Re-Zone approximately 95 acres to one new District:
 - Limited Commercial Business: (LCB) Northern portion (existing buildings)
 - Similar uses to the Commercial Business District with provision for more Open Space
 - Omits: Adult Uses, Apartment Hotels, Body Art Establishments, Building Material salesrooms, ect.
 - More uses by Special Permit



Targeted Zoning Committee

Parcels – Route 290 / West Main Street

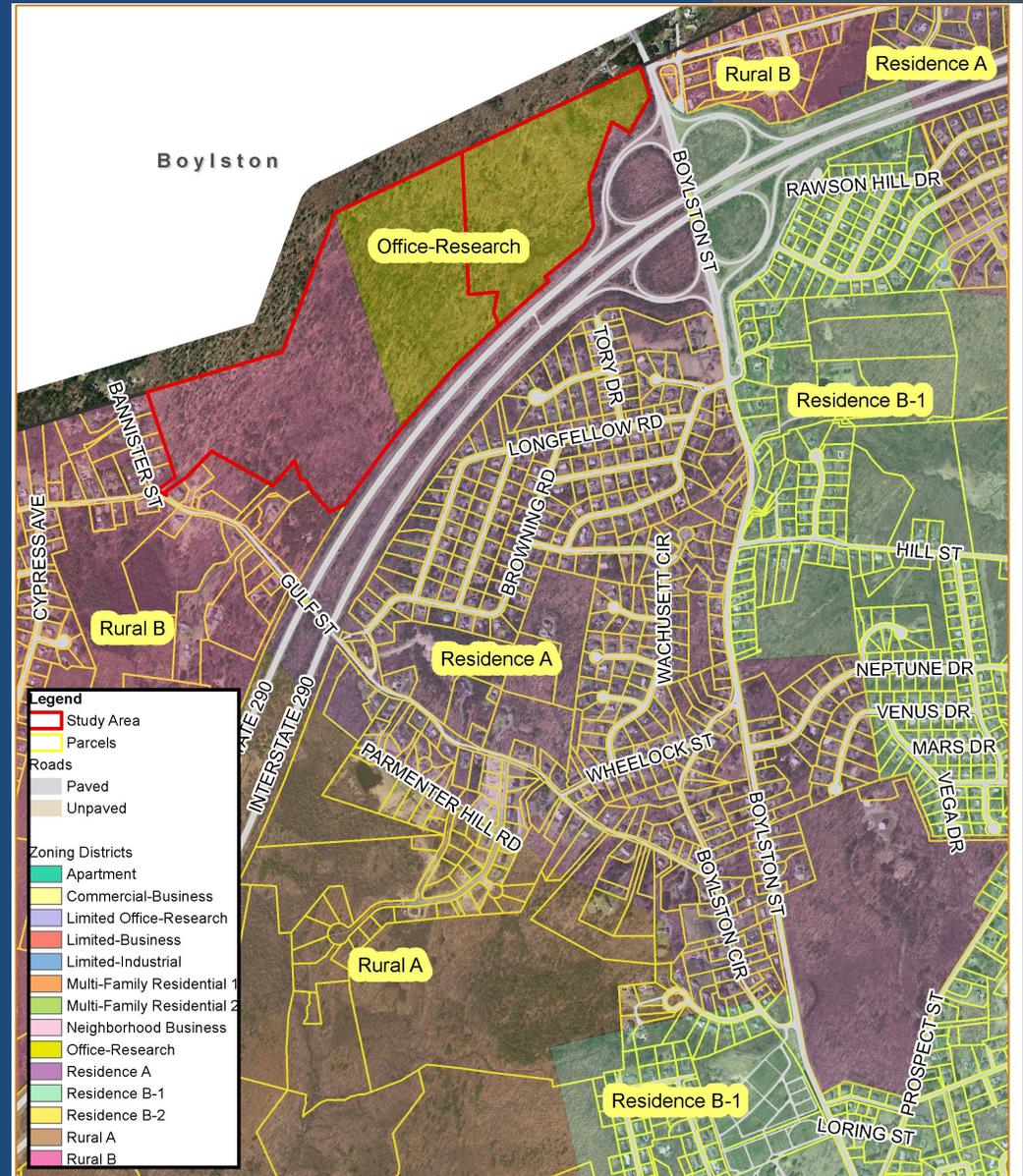
- Proposed Actions - continued
 - Would encompass entire USPS parcel as well as abutting parcels and the proposed Holiday Inn Express area
 - Create a commercial gateway off Route 290 leading toward the center of Town



Targeted Zoning Committee

Parcels – Route 290 / Route 140 Interchange

- Existing Conditions
 - 130 acres in area – approximately 1/16 encumbered by wetlands
 - Zoned Office Research
 - No water, sewer or access through the Town of Shrewsbury



Town of Shrewsbury Engineering Department

Route 290/ Route 140 Study Area

0 400 800 1,200
Feet

1 in = 1,000 ft



DRAFT
3/3/2011
KDW



Targeted Zoning Committee

Parcels – Route 290 / Route 140 Interchange

○ Opportunities

- Proximity to Route 290 and Route 140
- Development partnership with Boylston
- Water supply from Boylston



Targeted Zoning Committee

Parcels – Route 290 / Route 140 Interchange

⦿ Threats

- No access in Shrewsbury
- Water and Sewer extension required (from either Shrewsbury, Boylston or both)
- Steep topography in areas
- Cooperation from Boylston required



Targeted Zoning Committee

Parcels – Route 290 / Route 140 Interchange

- Proposed Actions
 - Continue to study existing conditions
 - Coordinate traffic conditions with Mass DOT.
 - Continue discussions with Boylston on water, sewer, utility and access to parcel
 - Develop re-zoning language and map
 - Re-Zone to one new District:
 - Mirror Boylston's Flexible Business Development District as much as possible



Targeted Zoning Committee

Public Participation

- Public Hearing for Rezoning of Glavin and Route 290/West Main Street parcels
 - Planning Board meetings
 - March 3, 2011
 - April 7, 2011
 - May 5, 2011 (if necessary).
- Committee members are reaching out to stakeholders and setting up individual meetings.
- Letters to abutters within 300 feet of the Glavin and Route 290/West Main Street
 - Sent out February 25, 2011.
- A webpage on the Town's website has been set up to post relevant information
 - <http://www.shrewsbury-ma.gov/department/board.php?fDD=38-394>
 - Kristen Wilson will serve as the contact person



Targeted Zoning Committee

○ Proposed Zoning Articles

- Amend Section II Definitions to add:
 - Non-profit uses
 - Office for physician, dentist, or other health care practitioner
 - Planned Residential Development
- Amend Section VI.A Table 1 to add and clarify uses
- Establish the Rural AA District
- Amend the Zoning Map to include Rural AA and Limited Commercial-Business east and west of Lake Street on Glavin property
- Amend Section VII(K) to include Rural AA
- Establish the Limited Commercial-Business District
- Amend the Zoning Map to include Limited Commercial-Business in the Route 290 / W. Main Street area



Targeted Zoning Committee

QUESTIONS ??