



Essex Village Center Zoning Study

Prepared for the Town of Essex
Funding provided by Massachusetts Downtown Initiative (MDI)
of the Department of Housing and Community Development

Prepared by
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INTRODUCTION



View of the marshes from the Town Hall

PROJECT INTRODUCTION AND BACKGROUND

This study will assist the Town of Essex in its vision to create a mixed-use, vibrant and walkable Village Center for its residents, visitors, and businesses by introducing new zoning to their Village Center area along Route 133. Essex Village Center is the geographic, economic and cultural core of the town. It could become a more vibrant, active and walkable district with coordinated planning and public and private sector-led improvements. The study takes into account preceding initiatives and plans by the Town of Essex to promote economic development and improve public realm while fostering appropriate scale of redevelopment and reinvestment within this area of the community.

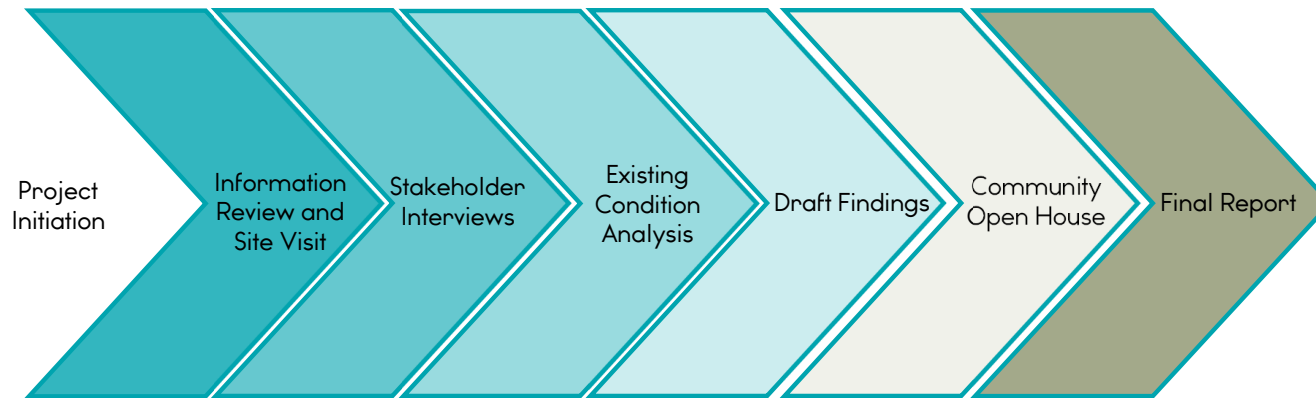
The planning process was conducted with the assistance of Town officials, and the Steering Committee included members from the Planning Board and Board of Selectmen. The planning process was sponsored by the Massachusetts Department of Housing and Community Development (DHCD) with a grant under the Massachusetts Downtown Initiative.

The study process included documentation and analysis of the existing conditions, community input, draft and final recommendations for regulatory changes. Draft recommendations were evaluated with design studies of the proposed zoning recommendations using a set of prototypical parcels and sites to understand potential development capacities and issues. This report documents this process and acts as a technical resource

for the Town as it proceeds with the next step of drafting the zoning regulation and approval with a Town Meeting vote.

Village Center's current zoning has no provision to allow mixed-use developments. With predominantly single-family housing stock, the Town desires to promote diversity of housing types to stimulate the local economy in the Village Center. The current dimensional standards with its lot area and setback requirements are not compatible with a pedestrian-oriented mixed-use Village Center, including buildings with retail spaces on the ground floor and residential uses above. The lack of clear zoning standards has inhibited the ability to implement the Town's vision for its Village Center and impeded private investment.

PROCESS



This planning study's process and methodology were tailored to fit the needs of the community. Process builds upon the previous planning efforts undertaken by the community. The Town of Essex with its Town Meeting form of government will require a Town Meeting vote to approve any new zoning changes. Drafting of the new zoning regulation is beyond the scope of this study hence the study focused on assembling technical evaluations, gathering stakeholder and community input and developing recommendations for the dimensional and use standards for the new zoning district. This technical evaluation shall assist the Town in taking the next steps of drafting the final zoning and turning it into regulation with a Town Meeting vote.

The process was a multistep process and began with a collection of the existing data from the state and the Town sources. The collected data included current property ownership, parcelization, current zoning and by-laws, environmental and physical conditions and planning studies. The team surveyed previous

planning efforts, recommendations from the Long-Term Planning Committee, Strategic Planning Committee to understand the background and develop the understanding of the Village Center:

- Essex Village Center Initiative - Long-Term Planning Committee – September 2009
- Town of Essex - Long-Term Planning Survey - June 2010
- Planning to Preserve the Best of Essex - July 2015, Essex Long Term Planning Committee report to Board of Selectmen
- Essex Community Development Plan - Essex Planning Board and Essex Community Development Plan Committee
- Essex Center Parking Strategy – October 2016

This data collection and analysis was followed by a site walk and stakeholder interviews on August 31, 2017. The team participated in the three stakeholder group interview sessions. These groups consisted of property owners, business owners and members of the Planning Board and Zoning Board of Appeals. These groups were asked to provide their feedback on the existing regulatory processes, challenges in reinvesting in their properties and their previous experiences in promoting economic development that fits into the townscape of Essex. During the stakeholder interviews, the planning team also mentioned some of the tools that have worked in other communities with similar to sets of challenges and methods that could be adapted within the context of Essex to understand community's appetite for change.

Technical evaluations of the existing development pattern within the Village Center district followed stakeholder interviews. The assessments included analysis of the current land use, dimensional analysis of the parcel sizes, the State and the local regulations related to FEMA flood zones and Wetlands and their impact on the developability of the parcels. These evaluations and stakeholder input informed the susceptibility to change analysis where various parcels were categorized based on their potential to change. The planning team examined the existing zoning regulations and current dimensional standards constraining the reinvestment in the existing properties and hindering the redevelopment of parcels to community desired uses. The team also surveyed the existing market conditions based on the informal discussion with the Town officials to

understand the market demand and community's desire for diversity of housing types and mixed use in the Village Center area. Based on these studies, the team developed preliminary recommendations for the Village Center District zoning. These preliminary recommendations were applied to prototypical parcels to assess the dimensional standards and the potential to change the Village Center District. These preliminary recommendations and build-out scenarios were presented to the Steering Committee and at the Public Meeting. The feedback received from the Steering Committee and the community was incorporated to develop the final Village District zoning recommendations.

2 PUBLIC PROCESS



View of the marshes from the Essex Village Center

PUBLIC PROCESS AND STAKEHOLDER INPUT

Community and stakeholder input were an integral part of the Village Center Zoning Study. Series of group stakeholder meetings were held on August 31, 2017 with residents and business owners representing the following entities:

- Essex Board of Selectmen
- Zoning Board of Appeals
- Planning Board
- Department of Public Works
- Essex Merchants Group
- Village Restaurant
- Woodman's Inc.
- Perkins Marine
- Pike Marine
- Ernie's Service
- Sea Meadow
- Dean W. Richards Custom Woodworking Inc.
- Guerin Law
- Barry Richards Associates

These stakeholder interviews helped inform the challenges in the Village Center area. Discussion of the themes that emerged from these meetings are as follows:

Preservation of environmental assets and the character of the Town -

Stakeholders expressed their desire to protect the marshes and the character of the town. Traditional New England architecture with vast expansive views of the marshes make the Essex Village Center unique. Stakeholders desired to protect these qualities and agreed that any new development should fit into the character of the town.

Lack of mixed-use zoning -

Town's current zoning regulations comprise of six different land use categories which allow Single, Two and Multi-Family Residential, Business, Motel and Hotel, Industrial uses as-of-right with dimensional standards. The Town does not have any as-of-right provision for mixed-use or other uses, and they are only permitted with a Special Permit with Planning Board as the Special Permit Granting Authority. Stakeholders conveyed that there needs to be a balance between controlling the development so that it fits into Town's character with a Special Permit process at the same time ensuring that property owners are allowed to develop their properties as-of-right so that regulatory procedures do not restrict the reinvestment in the Village Center.

PUBLIC PROCESS AND STAKEHOLDER INPUT

Quality of life -

The Village Center has been unable to attract the commercial office tenants and other retail tenants except for the antique shops which are the dominant use in the area. The Village Center has many thriving seafood restaurants which attract patrons from across the region. These restaurants continue to attract other food and beverage related businesses to the Center. Lack of diversity in the types of retail and commercial uses has given rise to a perception that the Village Center lacks amenities for a thriving centre and has a negative retail environment.

Home occupation uses

Most properties in the Village Center already have a mix of uses with retail on the first floor and residential on the upper floors. They are regulated as home occupation uses which require the owner to reside on the premises. Many of the properties do not satisfy the requirements of the home-occupation and are already non-conforming because of the owner's inability to meet these conditions. Home occupation use restricts the property owners from fully capitalizing on the value of their asset placing an undue burden on them.



Existing home occupation uses with retail on the first floor and residential above

PUBLIC PROCESS AND STAKEHOLDER INPUT



Buildings with pre-existing 0 feet setback in the Essex Village Center



Antique shops as the predominant retail use in the Village Center

Dimensional Standards -

The majority of the Village Center properties have incompatible setbacks with the current zoning dimensional standards. The setback requirement is triggered when the existing non-conforming properties seek permits for redevelopment/rehabilitation. Current zoning allows for the alteration of the existing non-conforming buildings under conditions that they do not increase the non-conformity and not be substantially more detrimental to the neighborhood than the current use. Lack of objective criteria to evaluate the improvements and an absence of clarity in addressing the non-conformity of a large number of properties creates uncertainty. Property owners feel discouraged from making any reinvestment in the non-conforming properties as long as the improvements do not increase the non-conformity. Also, the approval is valid for two years beyond which the structure is required to be compliant with current zoning standards. This also inserts unpredictability in the approval processes preventing the highest and best use of the properties.

Regulatory Recourse -

A large number of non-conforming properties results in a substantially increased number of appeals to the Zoning Board of Appeals (ZBA). If the ZBA denies the motion, the property owner has to wait for the period of two years before reapplying.

PUBLIC PROCESS AND STAKEHOLDER INPUT

Non-Conforming Lot Sizes -

75% of the Village Center Properties are smaller in size than the current minimum lot size standards making them non-conforming. Some of these existing properties also have pre-existing land uses which are parking intensive as per the current parking standards. Any alteration or redevelopment on these smaller parcels requires parking to be compliant with current standards delaying the reinvestment in these properties.

Sewer capacity -

Village Center properties are also affected by the limited sewer capacity. The Town of Essex currently has a limited treatment capacity of 225 thousand gallons a day under an inter-municipal agreement with the City of Gloucester. Out of this limited capacity, a substantial amount of flow has been allocated to sewer users, and reserve capacity is at 30,000 to 40,000 gallons per day as of the time of completion of this study. New sewer connections and new lots are not permitted. Subject to available capacity, additional capacity of 1,000 gallons per day or less may be approved by the Town on existing sewer connected lots, in the aggregate. The Town Meeting vote must approve requests for more than 1,000 gallons per day of additional capacity per property. Stakeholders and the town officials conveyed that any redevelopment on existing sewer connected parcels will have to adhere to these regulations.



Existing Village Center properties with smaller lot size and parking intensive uses

PUBLIC PROCESS AND STAKEHOLDER INPUT

Diversity of housing stock -

Stakeholders and town officials also communicated the Town's desire to diversify its housing stock. Currently, the majority of the housing stock in the Essex is single and two family with limited multifamily development. Town's affordable housing stock is at 3%. As the Town experiences a demographic shift with aging population, it will like to offer its current senior residents an opportunity to downsize and to remain in Town. These residents may also prefer being closer to Village Center if provided an option to rent or own a one bedroom/ two bedroom within walking distance to the Town's amenities.

Town's housing stock with mainly single family and two family houses with lack of diversity in housing types



PUBLIC MEETING

Planning team in consultation with the Town officials held the Public Meeting on December 14, 2017, at the Town Hall to present the draft recommendations for the Village Center Zoning District. Input and feedback discussion of the topics raised is provided below:

Goals and Purpose of the Study: The Planning Team clarified that the objective of this study is to assist the Town in its vision to create a mixed-use and walkable Village Center. With the stakeholder interviews and in discussion with the Town staff it is understood that a large number of non-conforming parcels within the Village Center area are limiting the reinvestment in these properties. The study unlocks the opportunities on these parcels by recommending a review of zoning use requirements and dimensional standards to help expand the number of conforming parcels, while preserving the existing village center design character cherished by Town residents and officials.

Essex Village Center District Boundary: The Planning Team explained that the boundary of the Village Center is defined to coalesce the already existing character of mixed-uses within the Village Center into one district. The district edges were delineated to preserve the character of the existing residential neighborhoods around the Village Center. The team also explained that the study only focuses on the Village Center and the recommendations are not intended for application on a town-wide basis.

Front and Side Setbacks: The team explained that the proposed minimum setbacks of 0-5 feet on the front yard, and 6 feet on the side without the driveway and 12 feet with the driveway are in keeping with the design character of the Village Center. Existing buildings in the study area are freestanding, closer to the street edge and with existing driveways due to lack of alley

system in the town. The team's recommendation of maintaining a minimum side setback of 6 feet and 12 feet also promotes light and ventilation for the structures from the side while encouraging a dense and partially continuous street wall along the street. Comment was made in reference to the continuous street wall that is the characteristic of many New England village centers although the most of the buildings in Essex Village Center are freestanding. The Planning Team feels that the continuous street wall would require back alley service for access and loading which would be restricted by the wetlands and marshes.

Maximum Height: The Planning Team shared their recommendations for raising the maximum height limit to 3.5 stories or 40 feet for new mixed-use developments within the Village Center District to facilitate the potential redevelopment of vacant parcels. To assuage the resident's concern with the additional height the planning team explained the raised floor requirements based on FEMA's latest Base Flood Elevation (BFE) standards. The team explained that any new development would require the living spaces elevated above the BFE which in some existing properties is higher or at the current first-floor levels, which may restrict the redevelopment feasibility of these parcels. To balance the need for redevelopment and community feedback, the planning team suggests allowing additional height limit as a density bonus in exchange for public amenities.

Large Parcel Redevelopment: The residents voiced concern about the redevelopment potential of large parcels within the Village Center. The residents expressed a desire to control the development of the large parcels to maintain the nature of the Village Center. The team incorporated this input by retaining the current standard of maximum ground coverage of 25% for all lots larger than 60,000 square feet.

DEFINING THE VILLAGE CENTER

The planning team in consultations with the Steering Committee established the boundary of the Village Center district to incorporate the uses similar in character within the district. The Village Center district also includes properties that are currently in dilapidated conditions to unlock the redevelopment potential and catalyze the reinvestment in the Village Center.

In the north, the Village Center district extends up to the intersection of Route 133/Main Street and Western Avenue, in the west, the boundary extends up to the Town Hall along Martin Street, in the east, the district includes the properties along the Causeway as well as the Essex Historical Society and Shipbuilding Museum and in the south the district edges are formed by parcels facing the intersection of Grove Street and Eastern Avenue.

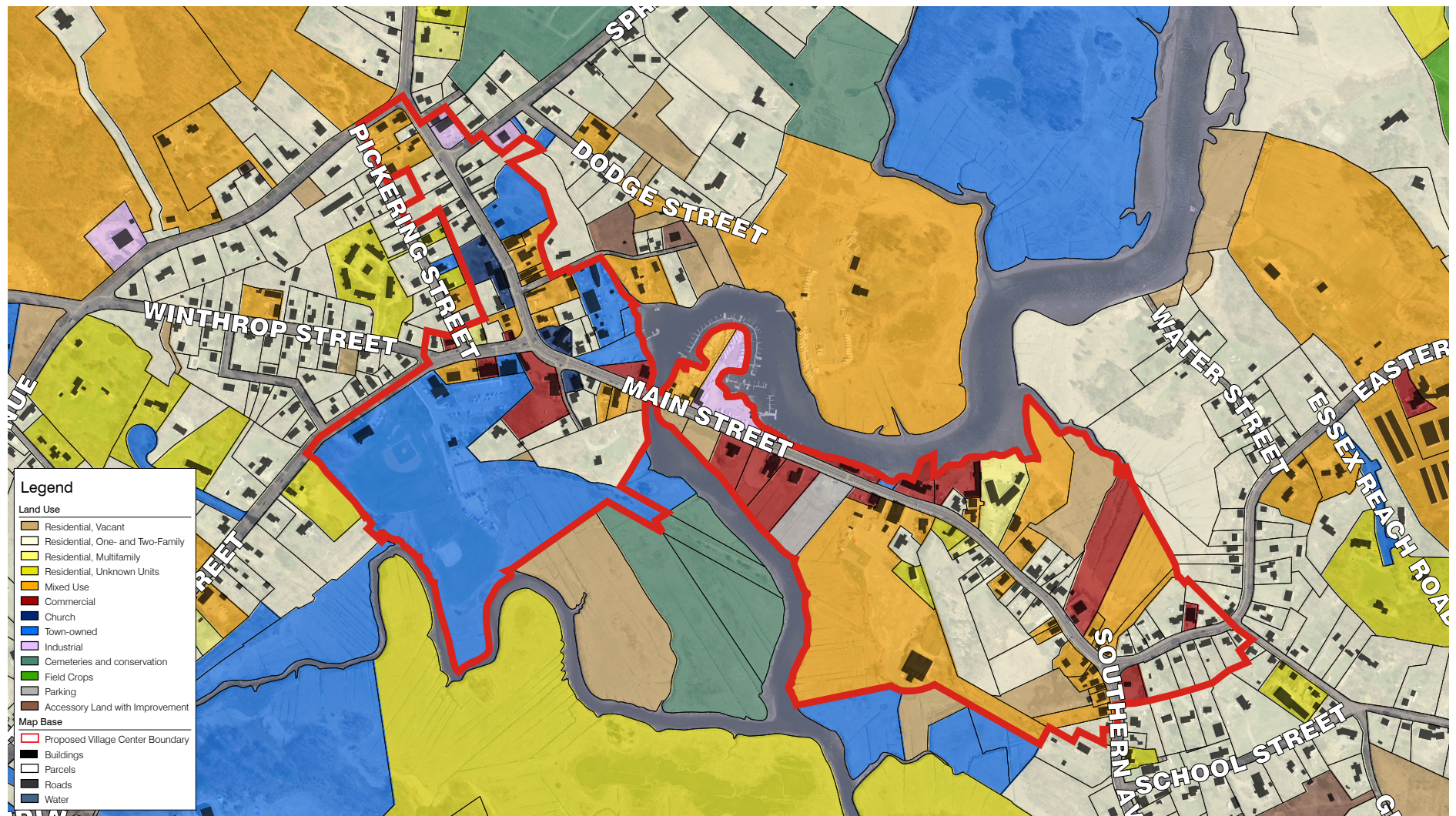


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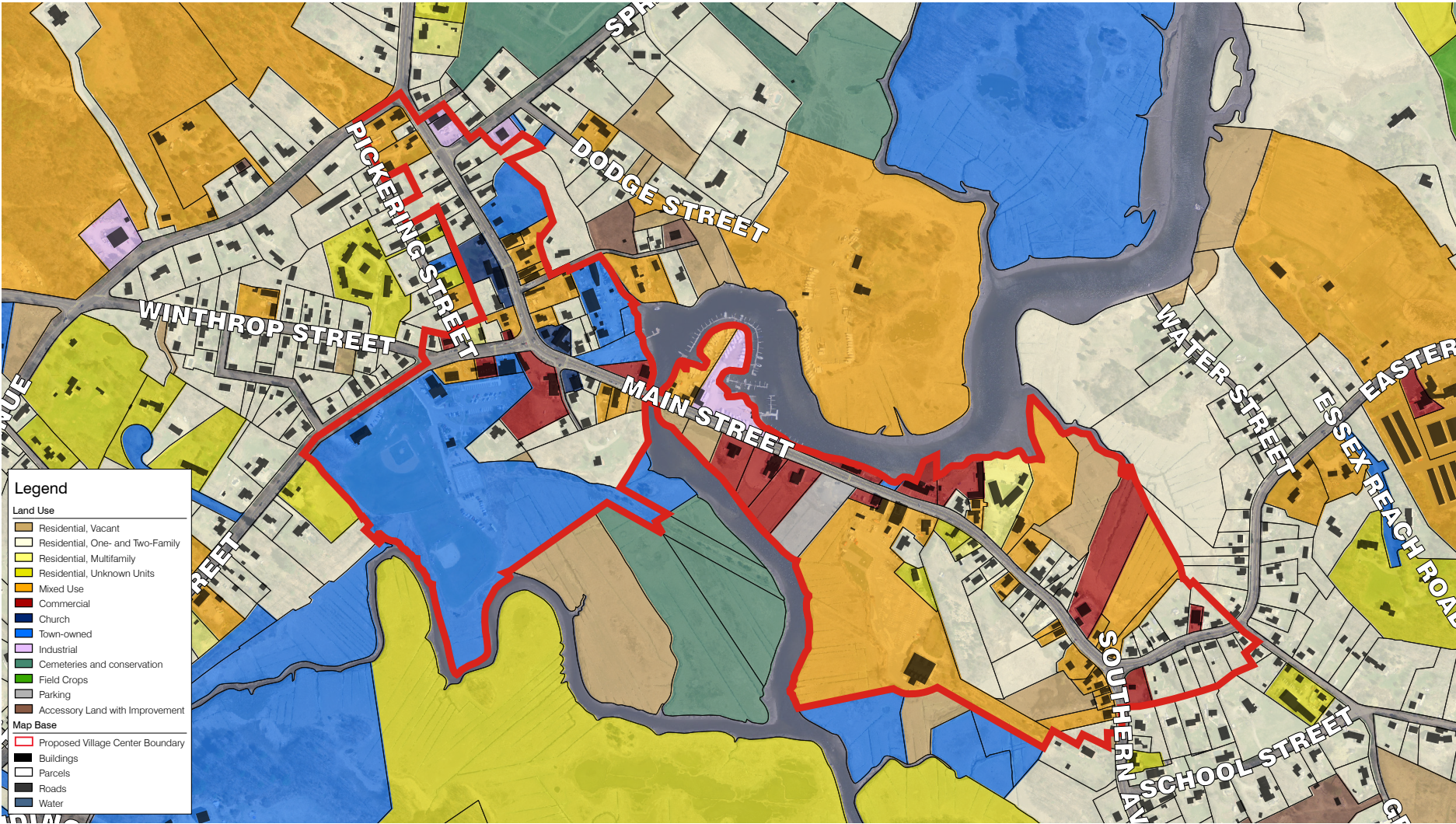
EXISTING CONDITION ANALYSIS



EXISTING LAND USE



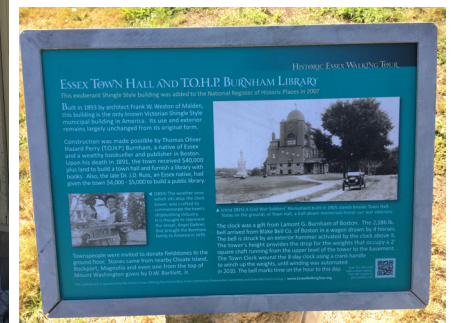
EXISTING LANDUSE



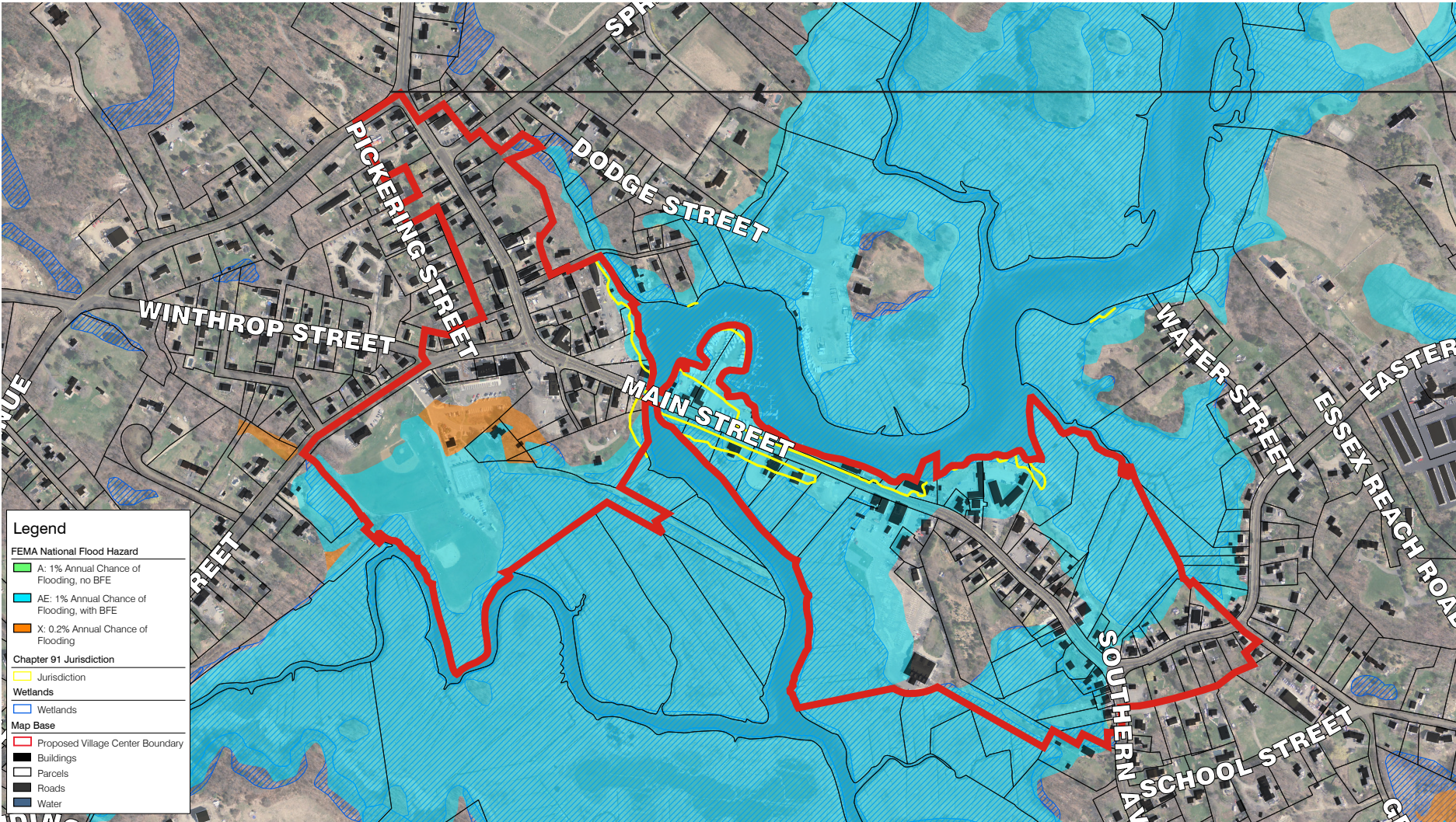
EXISTING LAND USE



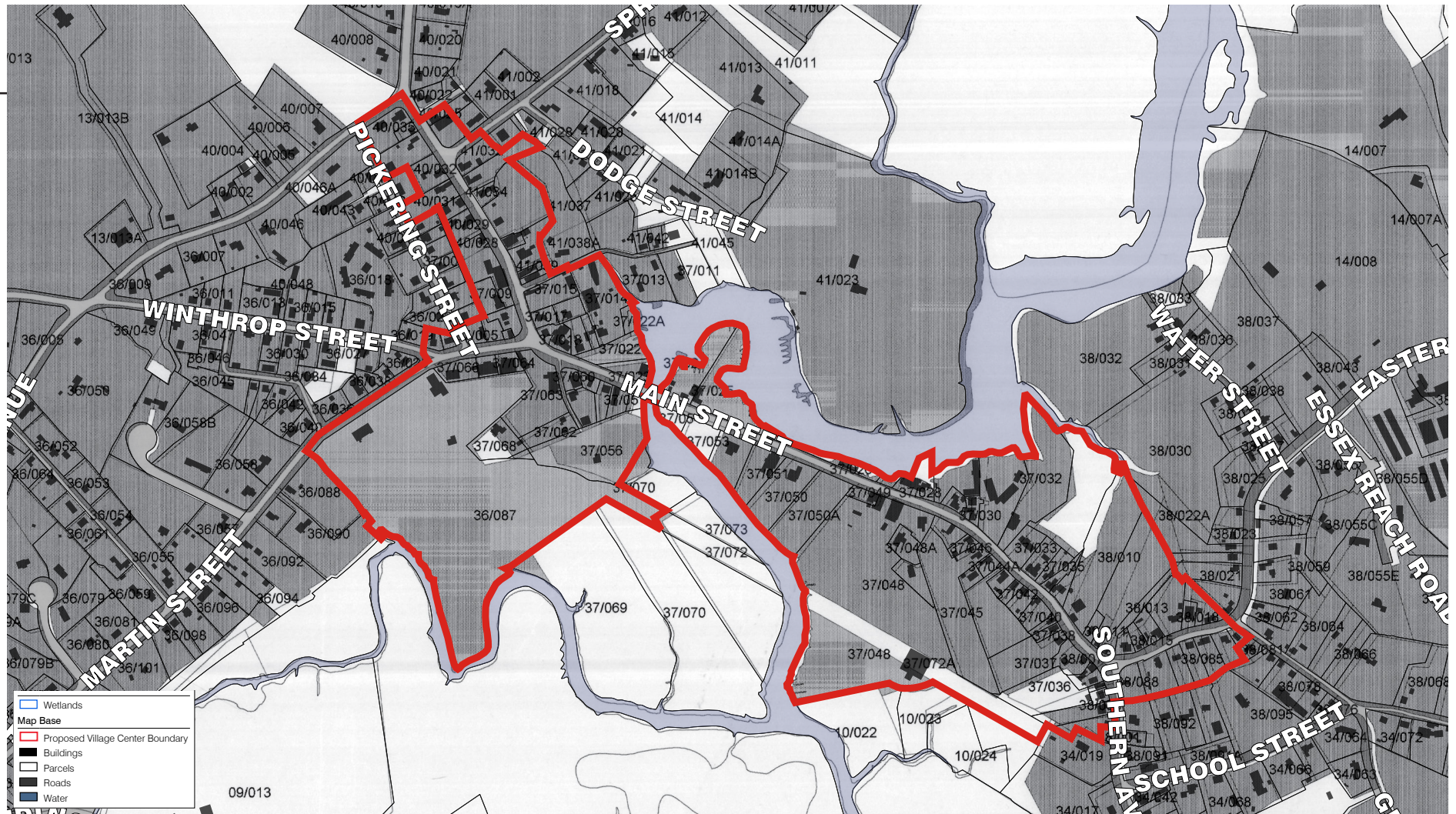
Existing land uses in the Village Center



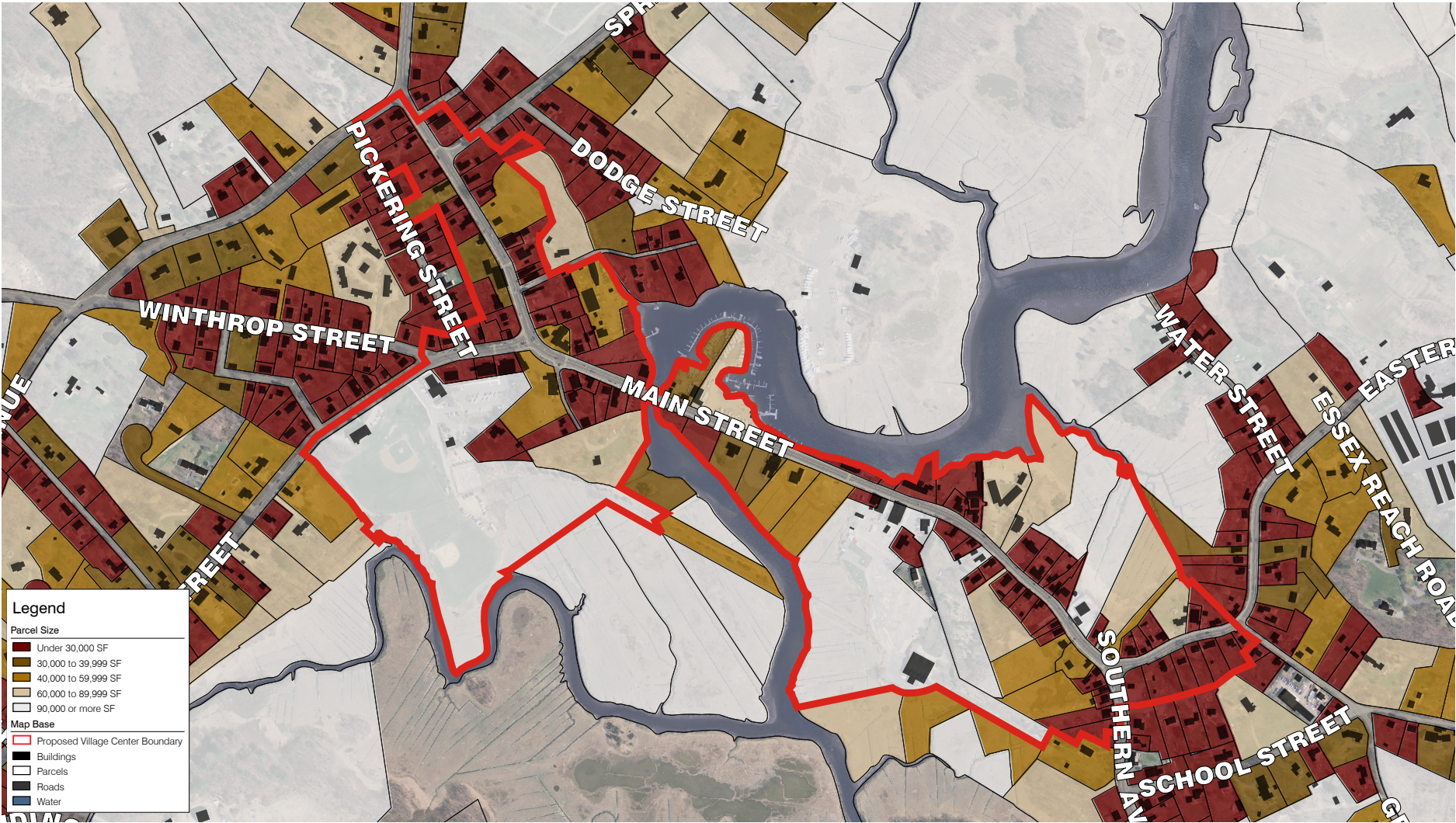
ENVIRONMENTAL CONSTRAINTS



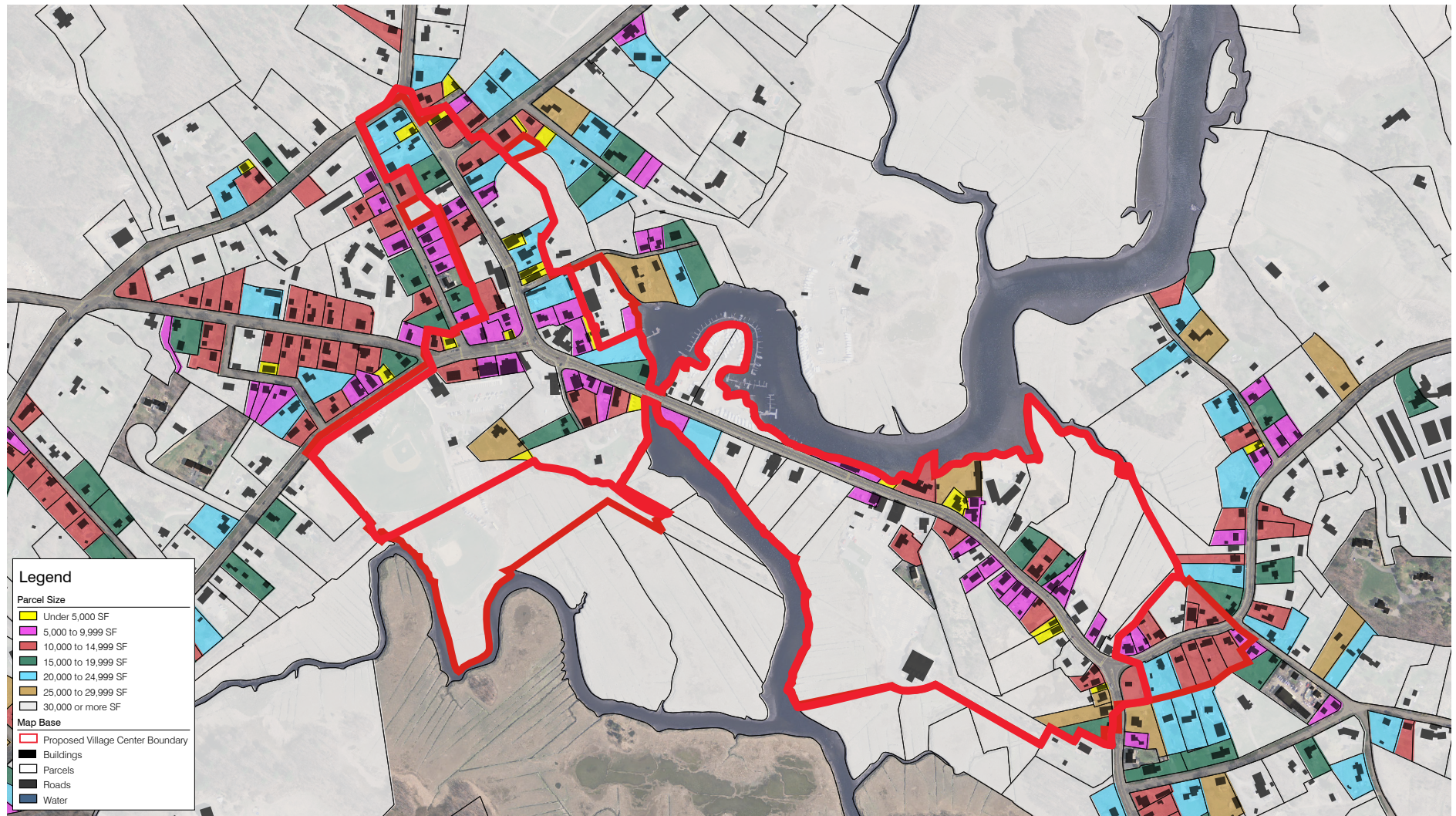
SEWER CONNECTIVITY



PARCEL SIZES



PARCEL SIZES (UNDER 30,000 SQ FT)



SUSCEPTIBILITY TO CHANGE

Property ownership patterns can provide key insight into a district's susceptibility to change and identify the locations where that change is most likely to occur. Properties that are non-owner occupied principally function as investments for their owners. Therefore these properties tend to possess a higher likelihood of sale, redevelopment or alteration, especially when area conditions change. In addition properties that have fallen into disrepair indicate that the current conditions have not been suitable for their maintenance and are more likely to undergo change. Based on this criteria, Fin and Feather, Old Fortune Palace Restaurant, 11 Southern Avenue, 9 Southern Avenue and 5 Southern Avenue parcels have been identified as the parcels that have high probability of susceptibility to change. Additional underutilized parcels may undergo change if the current ownership changes and the future owners will likely to take advantage of the new Village Center District zoning to redevelop these parcels.



FINDINGS SUMMARY

This planning study has identified the following findings based on the analysis of the existing conditions, community and stakeholder input:

- Many of the properties predate current zoning and are nonconforming.
- Numerous buildings within the Village Center are already mixed-use, and hence non-conforming because current zoning does not provide for mixed-use.
- Approximately 75% of all parcels in the Village Center are less than 30,000 sq. ft.; this is another source of nonconformance because the Minimum Lot Area requirement is 30,000 sq. ft. for lots on streets built prior to 1972.
- Wetlands and FEMA restrictions on floodplains are significant restrictions to the use of many parcels.
- New sewer connections are not possible and existing sewer connected properties can expand their capacity.
- Residents and business owners cherish the traditional New England design character of the village.

The primary challenge for the Village Center is a large number of non-conforming properties. Unlocking the potential of these non-conforming properties and carefully guiding the resultant redevelopment and reinvestment in these properties can accomplish the Town's goal of creating a vibrant, walkable, mixed-use Village Center. the

4 ZONING RECOMMENDATIONS

ZONING RECOMMENDATIONS

The following zoning recommendations are aimed at creating a new Village Center mixed-use zoning district that acknowledges and responds to the existing conditions, and to the Town's vision for a Village Center. They are also intended to make nonconforming uses that are compatible with this vision conforming, including existing properties that have a mix of retail and residential dwelling units, and small parcels.

Overall zoning recommendations include the following:

- Create a Village Center District to include Mixed-Use in the list of permitted uses, and to update dimensional and parking requirements within the Village Center boundaries.
- Exclude Multi-Family Use as a stand-alone use in the Village Center but allow apartments as a part of Mixed-Use, to enhance residential and economic development opportunities.

Specific zoning recommendations are outlined below to address the use and dimensional requirements within the new Village Center District:

PERMITTED USES

1. PERMITTED USES:

As-of-right permitted land uses to be included in the new Village Center District are as per following table:

Existing Permitted Uses	Recommended Village Center District Permitted Uses
<ul style="list-style-type: none"> Residential – Single and Two Family Residential – Multi-Family Business Motel and Hotel Industrial – Class A Industrial – Class B 	<ul style="list-style-type: none"> Residential – Single and Two Family Residential – Dwelling Units and Apartments (as a part of mixed-use) Business Mixed-Use (following the current definition in the Bylaw: “Two or more principal uses occupying the same land or building, each of which is independent of and unrelated to the other.”) Motel and Hotel (with Special Permit) Bed and Breakfast Industrial – Class B

- Introduce a new Mixed-Use category to promote a vibrant, active Village Center.
- New Mixed-Use category will remove non-conformity for many of the existing nonconforming parcels which have a mix of retail and residential dwelling units.
- Exclude Multi-Family Use as a stand-alone use, but allow apartments as a part of Mixed-Use to enhance residential and economic development opportunities in the Village Center.
- Mixed-Uses can be arranged vertically (in multiple stories or structures) or horizontally (adjacent to one another in one or more buildings).
- Industrial, Class A land use and new Residential, Multi-Family (as a stand-alone use) are not envisioned in the Village Center; existing uses will be “grandfathered” in.
- New Motel and Hotel Land Use could be permitted by Special Permit only.

MINIMUM LOT AREA

2.MINIMUM LOT AREA

Currently 30,000 sq. ft. for lots on street in existence prior to June 7, 1072 (applies to Residential – Single and Two Family, Business, and to Industrial – Class B uses)

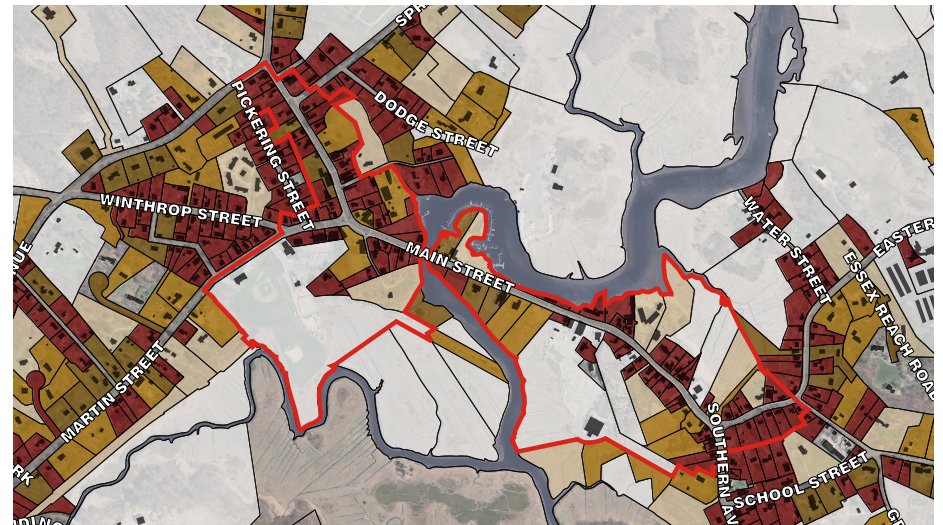
ISSUE:

Approximately 94 parcels in the study area are less than 30,000 sq. ft. in area (81% of all the parcels), which makes them non-conforming today.

RECOMMENDATION:

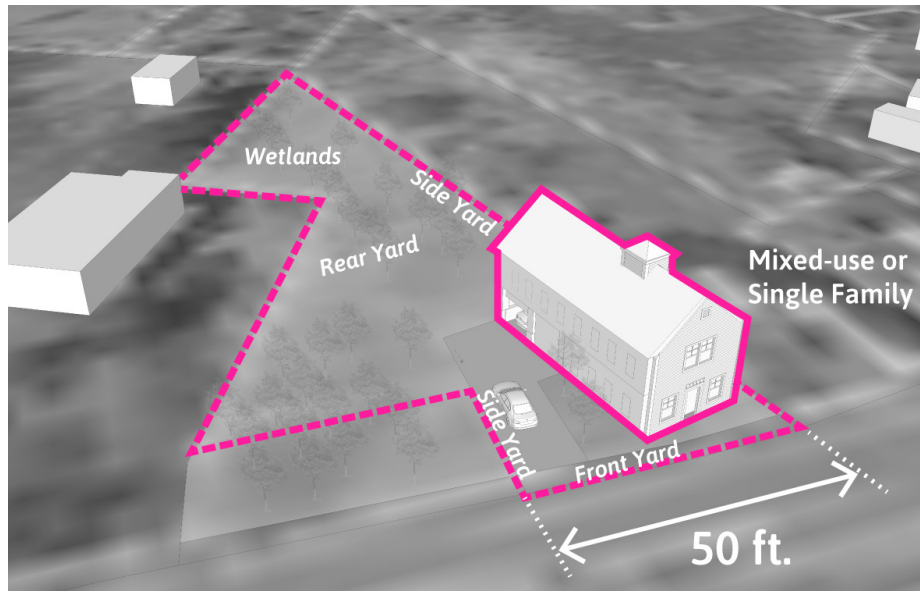
Change the current Minimum Lot Area requirement to recognize the traditional village design character of the study area, and reduce non-compliance. A possible Minimum Lot Area could be assumed at 5,000 sq. ft. (less than 1% of the existing lots are smaller than 5,000 sq. ft.) for all permitted uses, except Motel and Hotel. This dimension is consistent with land use patterns observed in dense, traditional, and walkable village centers.

It is recommended that Minimum Lot Area for Hotel and Motel Land Use remains at 90,000 sq. ft. as required today.



Lot area analysis with parcels less than 30,000 sq ft in size

MINIMUM LOT FRONTAGE AND WIDTH



3. MINIMUM LOT FRONTAGE

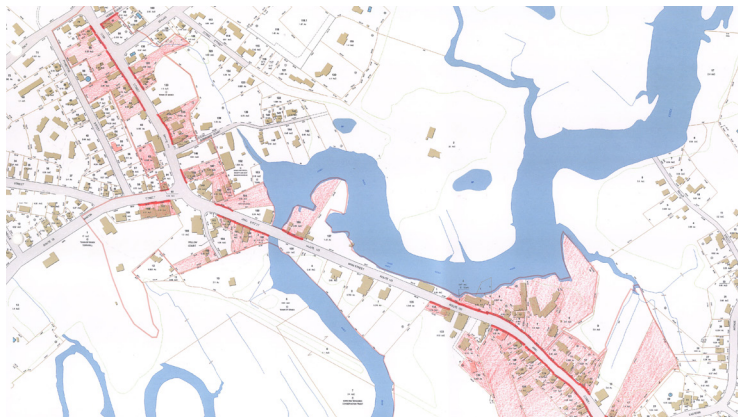
Currently 150 ft. (applies to Residential, Single and Two Family; Business; and to Industrial, Class B uses)

ISSUE:

Approximately 81 parcels have a lot frontage of less than 150 ft. (74% of all the parcels), which makes them non-conforming.

RECOMMENDATION:

Change the current Minimum Lot Frontage requirement to recognize the traditional village design character of the study area, and reduce non-compliance. A possible Minimum Lot Frontage standard could be 50 ft., which would be proportionally compatible with a minimum lot area of 5,000 sq. ft. This dimension is consistent with land use patterns observed in dense, traditional, and walkable village centers.



Sketch analysis of the parcels with less than 150 feet lot frontage

4. MINIMUM LOT WIDTH

Adjust Minimum Lot Width to 50 ft. in conformance with Minimum Lot Frontage

MINIMUM FRONT YARD

5. MINIMUM FRONT YARD

Currently 25 ft. (applies to Single and Two Family Residential, Business, and to Industrial, Class B uses). Industrial buildings which in the aggregate occupy an area greater than 10,000 sq. ft. shall have a 50 ft. Front Yard.

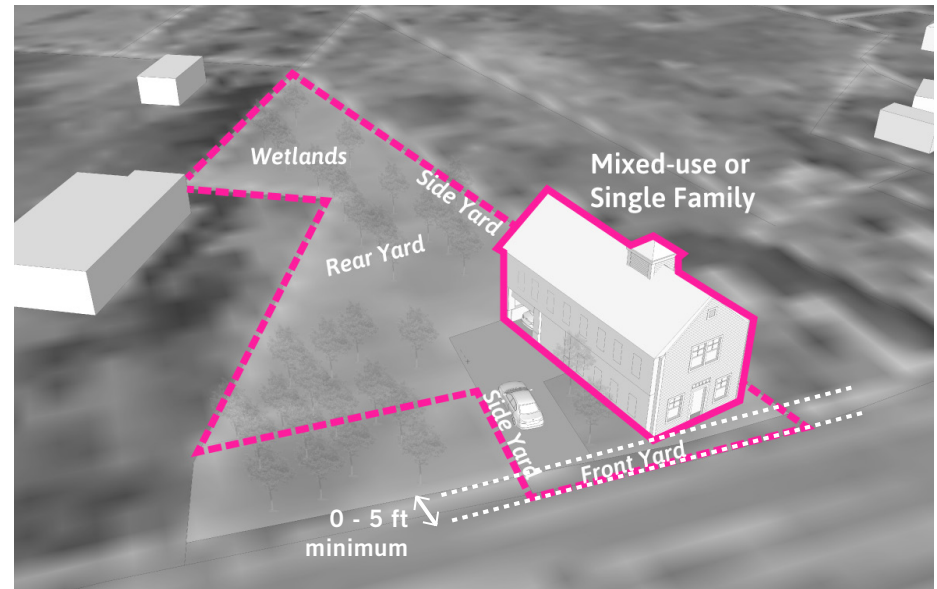
ISSUE:

Only 19 parcels have a front yard of 25 ft. or more (approximately 11% of all the parcels) which makes 89% of the existing properties non-conforming.

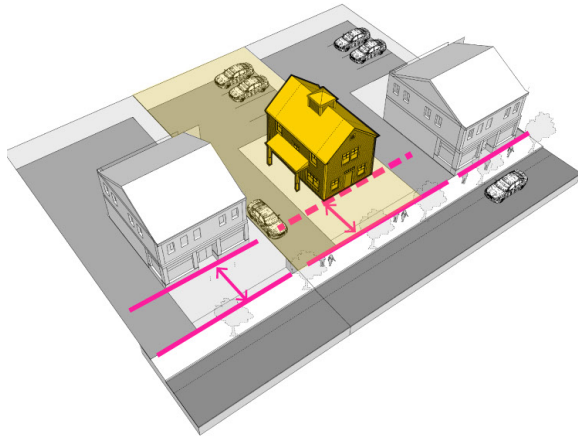
RECOMMENDATION:

Change the current Minimum Front Yard requirement. A possible Minimum Front Yard that would maximize compliance of the existing properties would be 0 to 5 ft. (Approximately 20 lots have a front yard of 0', the rough equivalent to 12% of the existing properties in the study area, hence justifying the consideration of a possible zero-setback).

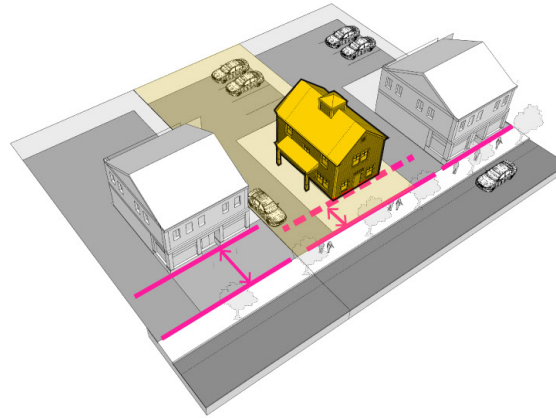
The 50 ft. Front Yard requirement for Industrial buildings which in the aggregate are larger than 10,000 sq. ft. could remain unchanged from the current Bylaw.



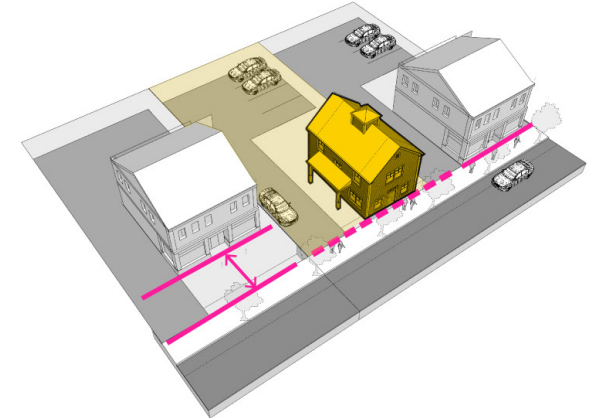
MINIMUM FRONT YARD



Infill building matches the front yard of the building with the setback more than 0 ft but less than 25 ft



Infill building with the average front yard of the two adjacent buildings



Infill building matches the setback of the building with the minimum setback

This requirement could also be subject to the additional standard:

If the adjacent buildings are setback at a distance other than the minimum front yard requirement of 0-ft, but not more than 25 feet, infill buildings shall match the setback from the front lot line of the immediately adjacent buildings. If the setbacks do not match, the infill building may match one or the other, or an average of the two adjacent building setbacks, but in no instance shall any building have a front yard setback of more than 25 feet.

MINIMUM SIDE YARD

6. MINIMUM SIDE YARD

Currently 20 ft. (applies to Single and Two Family Residential, Business, and to Industrial, Class B uses). Industrial buildings which in the aggregate occupy any area greater than 10,000 sq. ft. shall have a 30 ft. Side Yard.

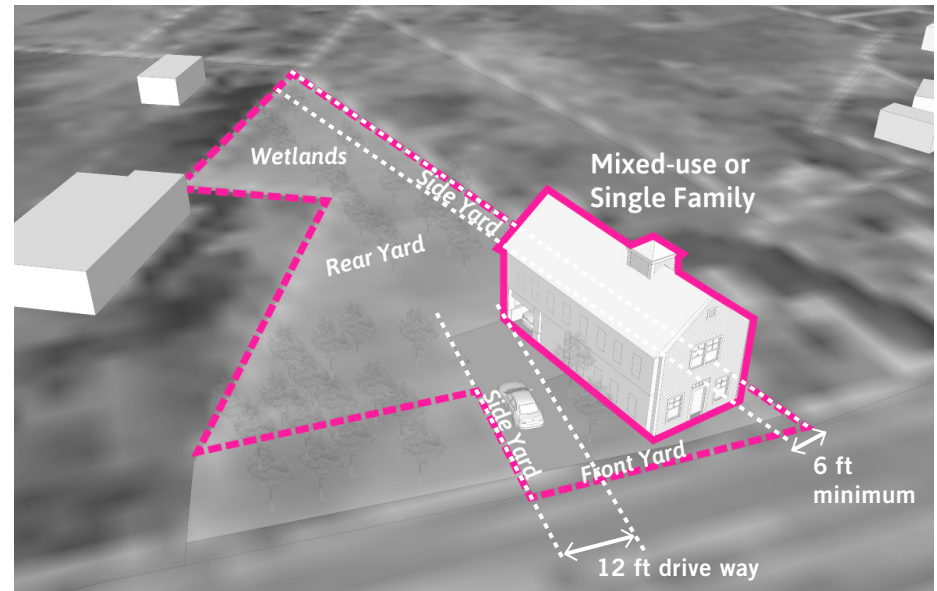
ISSUE:

Approximately 14 lots have a side yard of 20' or more (less than 10% of all lots), which makes approximately 90% of the existing properties non-conforming.

RECOMMENDATION:

Change the current Minimum Side Yard requirement. A possible Minimum Side Yard of 6 ft. would be compatible with many of the existing properties (approximately 68 lots or 62% of the existing properties have side yards of 6 ft. or more). A more detailed analysis of existing conditions could be performed on a parcel-to-parcel basis, to assist in the quantification of minimum requirements at the time of writing and adopting the new zoning.

The 30 ft. Side Yard requirement for Industrial buildings larger than 10,000 sq. ft. could remain unchanged from the current Bylaw.



This requirement could also be subject to the additional standard:

If a side yard includes a driveway or parking space, the Minimum Side Yard dimension shall be increased from 6 ft. to 12 ft., consistent with *6-6 Off-Street Parking and Loading* requirements.

MINIMUM REAR YARD

7. MINIMUM REAR YARD

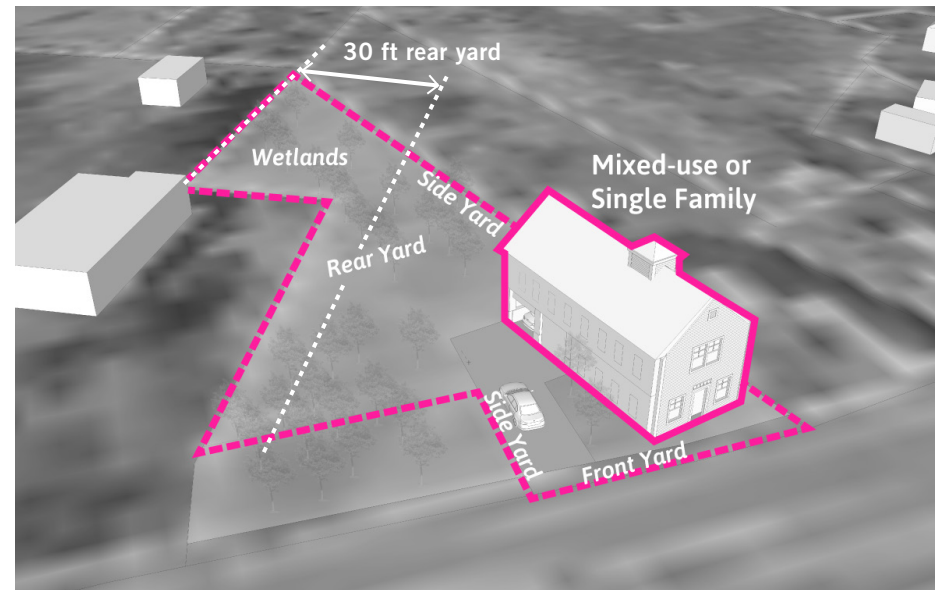
Currently 30 ft. for Single and Two Family Residential, and Industrial, Class B uses; 50 ft. for Business land use.

ISSUE:

Approximately 24 lots have a back yard of less than 30' (20% of the existing properties), which makes them non-conforming.

RECOMMENDATION:

Since many Business properties are constrained by the presence of wetlands on the rear portions of the lot, and approximately 80% of the existing properties have rear yards of 30 ft. and more, a possible Minimum Rear Yard could be set at 30 ft. for all uses, including Business and Mixed-Use development. This dimension is consistent with land use patterns observed in dense, traditional, and walkable village centers.



MAXIMUM BUILDING HEIGHT

8. MAXIMUM BUILDING HEIGHT

Currently 2 ½ stories or 35 ft. Most of the existing buildings comply with this requirement.

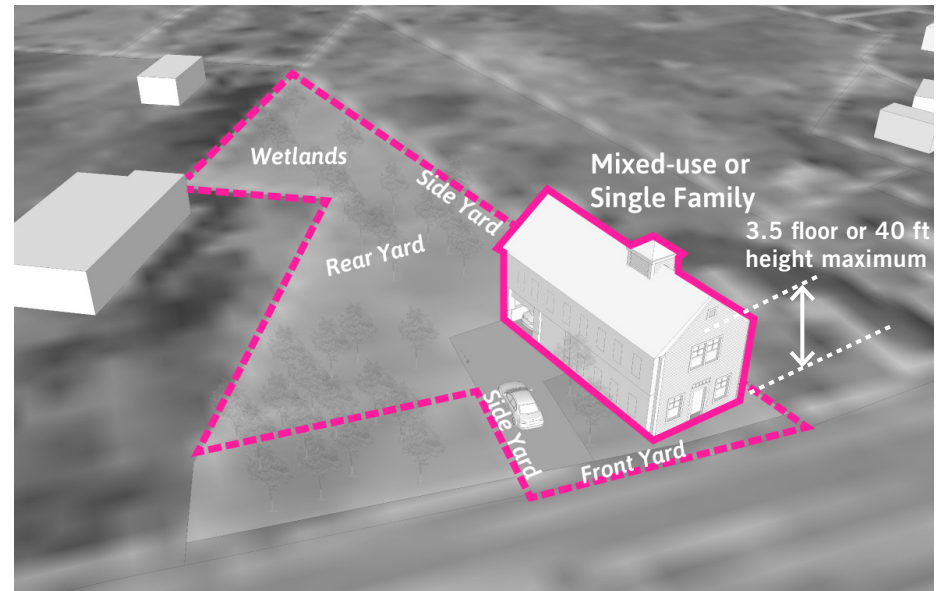
ISSUE:

Restricting building height to 2 ½ stories or 35 ft. could preclude new Mixed-Use development in areas subject to coastal flooding, such as most of the properties along the causeway. Under FEMA regulations, living spaces are not allowed on floors below the Base Flood Elevation (10 ft. in this case). Placing living spaces above 10 ft. would limit the potential for the development of apartments to 1 ½ stories or less.

RECOMMENDATION:

Consider increasing the Maximum Building Height for new Mixed-Use development to 3 ½ stories and 40 ft., whichever is less. Approval could be subject to Special Permit to ensure that negative impacts on adjacent properties are avoided.

Maintain the current Maximum Building Height requirements for all existing buildings and other uses.



This potential increase in allowed building height could also be written into the new District as a density bonus provision. Maximum Building Height of 3 ½ stories or 40 ft., whichever is less, could be allowed if the developer provides services or amenities that enhance the overall quality of living in the Village Center (e.g. recreational space and amenities free and open to the public, shared parking spaces available to adjacent businesses, environmental protection or cleanup of neighboring marshes, etc.)

MAXIMUM LOT COVERAGE

9. MAXIMUM LOT COVERAGE

Currently 25% for Residential, Single and Two Family, Business and Industrial, Class B uses; 50% for Multi-Family land use.

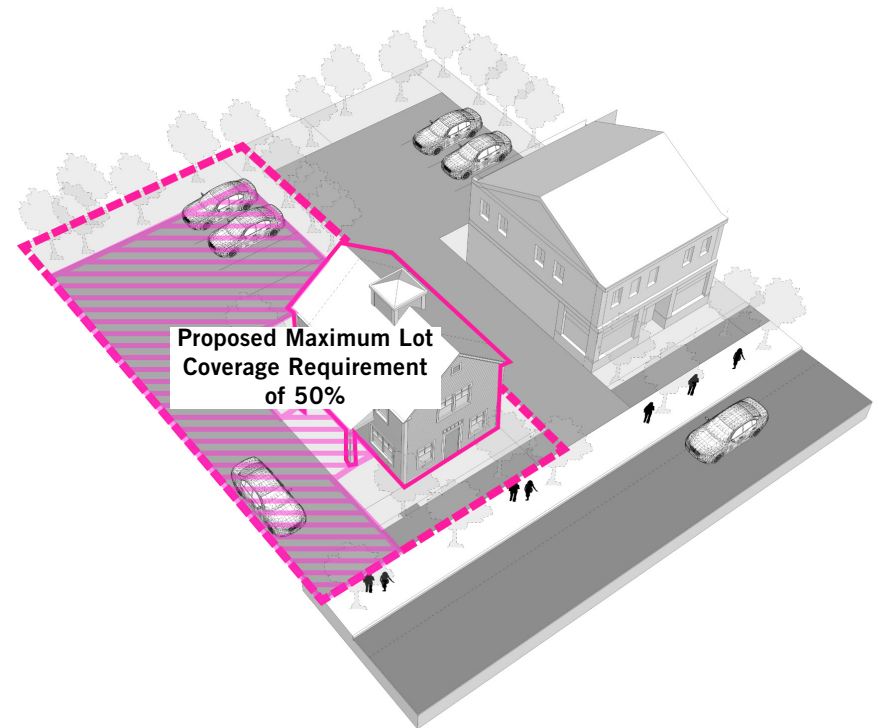
ISSUE:

While 25% is an appropriate lot coverage for Residential, Single and Two Family use; Business and Mixed-Use buildings tend to need larger footprints. Restricting lot coverage to 25% for these uses could detract from the potential for future business growth and economic development.

RECOMMENDATION:

Allow a Maximum Lot Coverage of 50% for all permitted uses in the Village Center.

A possible exception could be made for lots larger than 60,000 sq. ft. (approximately 10% of the existing properties). These could be required to maintain Maximum Lot Coverage at the current standard of 25% to avoid the creation of extensive built areas that might increment environmental impacts on the surrounding wetlands.



PARKING REQUIREMENT AND DESIGN GUIDELINES

10. PARKING REQUIREMENT

The current Parking requirement of 1.5 parking spaces per each bedroom in Multi-Family Dwelling or Apartment use is reasonable within the context of a village center not serviced by public transit.

ISSUE:

Test fit explorations of potential development scenarios for large parcels in the Village Center indicated that parking poses a high restriction on the potential development capacity for mixed-use. Since a potential market for apartments in mixed-use buildings is represented by singles, young professionals, empty-nesters and seniors, it may be reasonable to assume that one vehicle parking per bedroom could be an adequate parking ratio to satisfy the target demand.

RECOMMENDATION:

Consider reducing the parking requirement to 1 parking space per bedroom, only for apartments in Mixed-Use buildings.

11. DESIGN GUIDELINES

Consider adopting suggested Village Center Design Guidelines aimed at protecting the village design character of the district.

Design Guidelines could address elements such as:

- Site design and landscaping
- Building orientation
- Compatibility with adjacent buildings
- Building massing and scale
- Architectural expression
- Doors and windows
- Relationship to the street
- Storefront design
- Signage
- Lighting
- Materials and finishes

ZONING RECOMMENDATIONS SUMMARY

Principal Buildings	Residential		Business	Motel & Hotel	Industrial		Mixed-Use
	Single & Two Family	Multi-Family			Class A	Class B	
Min. Lot Area (sq. ft.)	5,000	Standalone Multi-Family not allowed for new projects in the Village Center	5,000	90,000	Class A Industrial not allowed in Village Center	5,000	5,000
Min. Lot Frontage (e)	50		50	200		50	50
Min. Lot Width	50		50	-		50	50
Min. Lot Depth	100		100	-		100	100
Min. Front Yard All Buildings	0 to 25 ft based on surrounding parcels		0 to 25 ft based on surrounding parcels	100		0 to 25 ft based on surrounding parcels	0 to 25 ft based on surrounding parcels
Min. Side Yard	6 - 12		6 - 12	50		6 - 12	6 - 12
Min. Rear Yard	30		30	100		30	30
Max. Building Height (stories/ ft.)	2 ½ stories		2 ½ stories	2 ½ stories		2 ½ stories	3 ½ stories or 40 ft. (by Special Permit)
	35 ft.		35 ft.	35 ft.		35 ft.	
Max. Lot Coverage (includes impervious surface)	75%		75%	-		75%	75%
Alternative - Max. Lot Coverage (building area)	50%		50%	-		50%	50%
As of Right with Site Plan Review/Special Permit	As of Right with Site Plan Review		As of Right with Site Plan Review	Special Permit		As of Right with Site Plan Review	As of Right with Site Plan Review

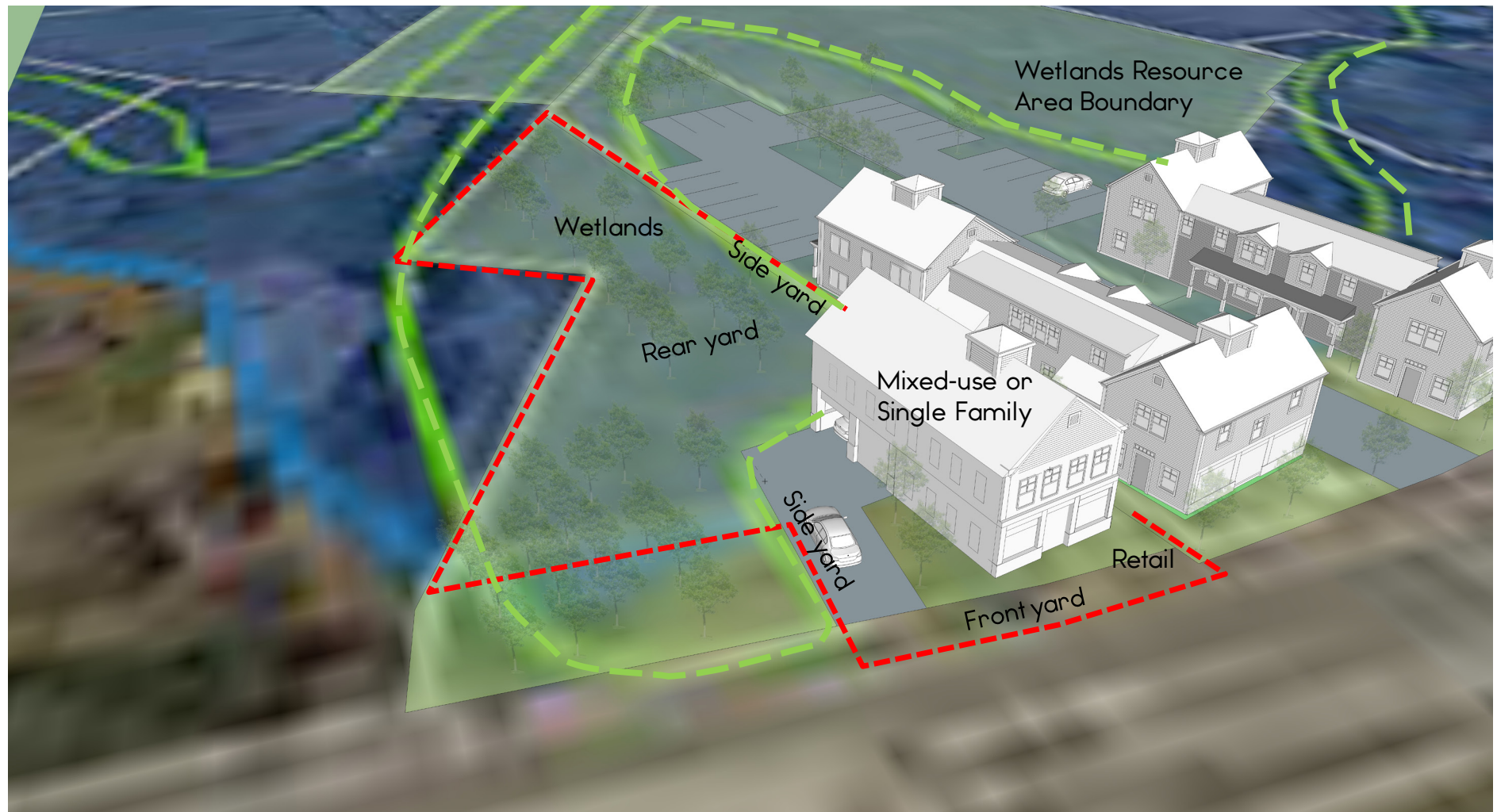
5 DEVELOPMENT TEST FITS



DEVELOPMENT TEST FIT - 9 SOUTHERN AVENUE

9 SOUTHERN AVENUE

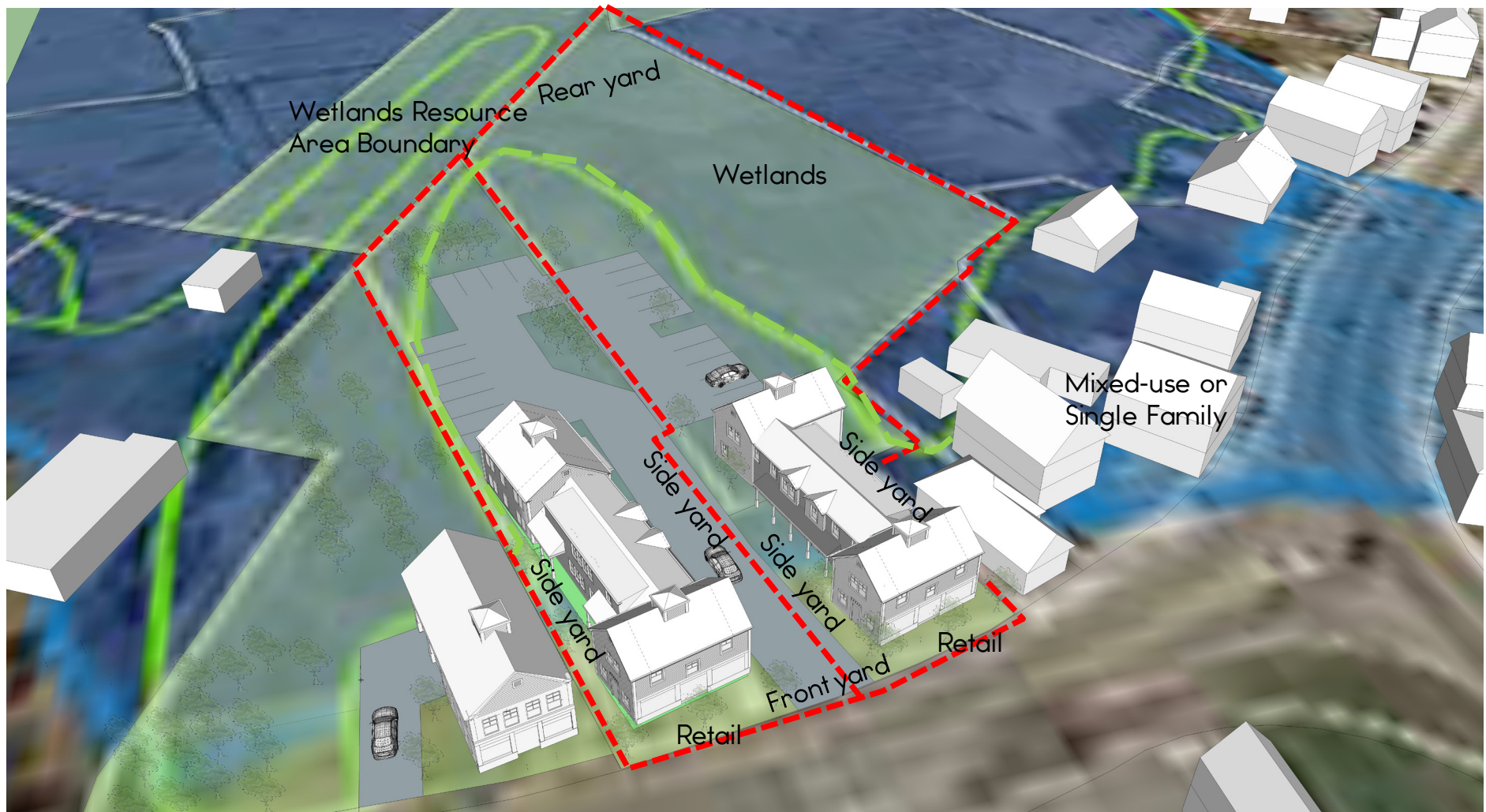
- 0.32-acre parcel
- Rear portion undevelopable due to wetlands
- Single Family or Mixed-Use
- 0-5 ft. front yard
- 6 ft. and 12 ft. side yards
- 2,000 sq. ft. residential, or 650 sq. ft. retail along street and 1,300 sq. ft. dwelling above
- 2-3 parking spaces (1 space per bedroom or less)
- Height - 2.5 Floors /35 ft.



DEVELOPMENT TEST FIT - 5 SOUTHERN AVENUE

5 SOUTHERN AVENUE

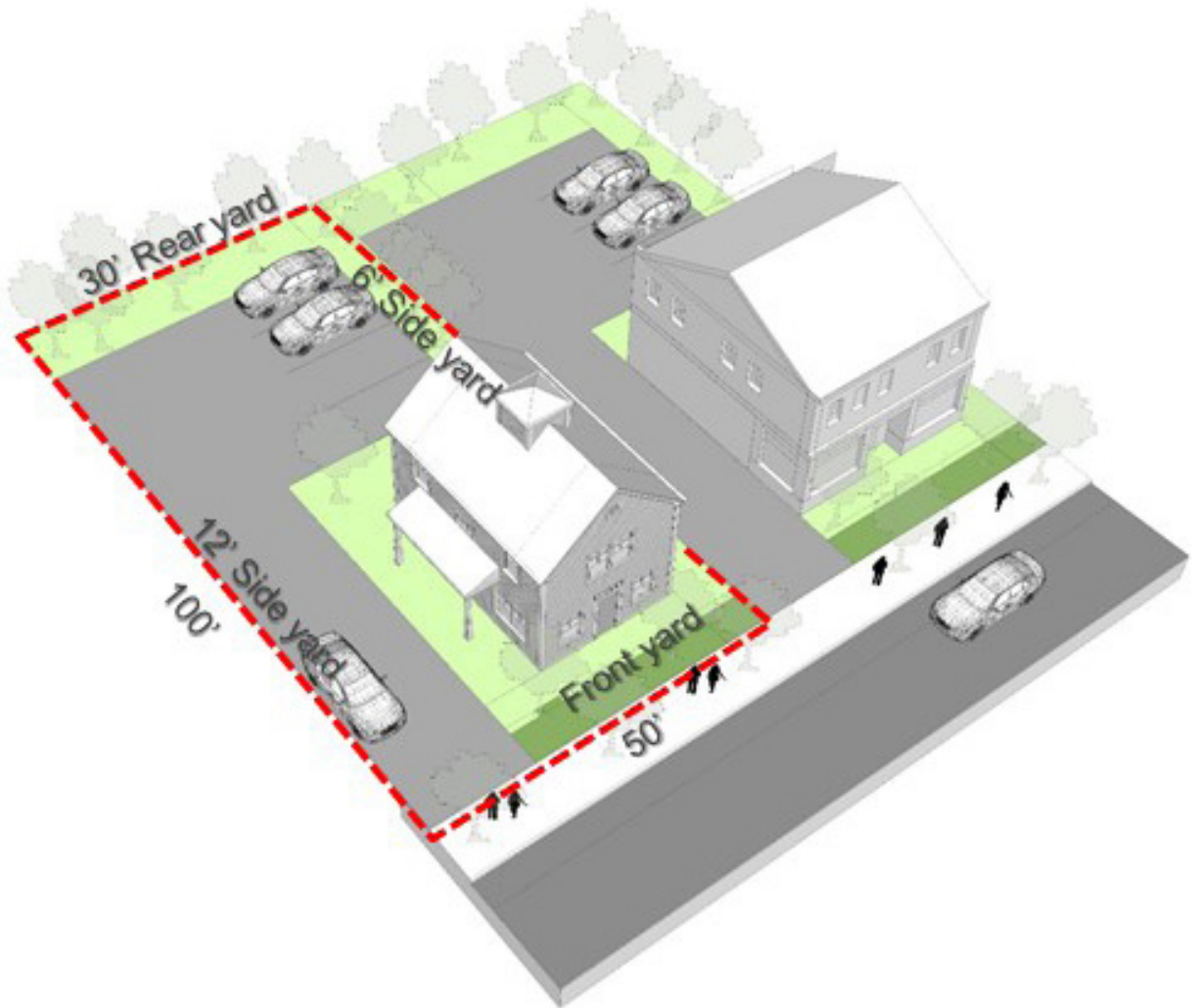
- 1.62-acre (two parcels)
- Rear portion undevelopable due to wetlands
- Mixed-Use with retail and apartment dwellings
- 10 ft. front yard
- 6 ft. side yard
- Common shared driveway
- 8 apartment and duplex dwelling units.
- 1,500 sq. ft. retail along street
- 22 parking spaces (1-1.5 spaces per bedroom)
- Height - 2.5 Floors /35 ft.



DEVELOPMENT TEST FIT - TYPICAL 5,000 SQ FT LOT

TYPICAL 5,000 sq. ft. LOT

- 0.11-acre parcel
- A portion of the lot may be wetland and also under FEMA flood plain with BFE of 10 ft.
- In most cases, it would be possible to raise the level of the 1st floor above BFE and develop residential on the 2nd floor
- Potential 1,000 sq. ft. of retail space
- 4 parking spaces (1 space per bedroom or less)
- Lot coverage - 50 %



6 APPENDIX



APPENDIX

Following presentation was presented at the Public Meeting in Essex
Town Hall on December 12, 2017



HARRIMAN



1

Town of Essex

Village Center Study
Essex, Massachusetts

Public Meeting
December 14, 2017

3

PURPOSE OF THE STUDY

VILLAGE CENTER

The purpose of this study is to assist the Town of Essex in its vision to create a mixed-use, vibrant and walkable Village Center for its residents, visitors, and businesses.

Essex Village Center is the geographic, economic and cultural core of the town. Current zoning standards have inhibited the Town's ability to implement its vision for the Village Center, and they have deterred private investment. The Town is seeking professional assistance in preparing potential regulatory tools to help shape the future of the area.

2

AGENDA

VILLAGE CENTER

- Purpose of the Study
- Study Team
- Process
- Stakeholder Interviews
- Existing Conditions Analysis
 - Defining Village Center boundary
 - Parcel sizes
 - Environmental constraints
 - Zoning/Land use
 - Susceptibility to change
- Findings Summary
- Zoning Analysis and Recommendations
 - Permitted Uses
 - Minimum Lot Area
 - Minimum Lot Frontage
 - Minimum Front Yard
- Development Test Fits – Susceptible Parcels
 - 9 Southern Avenue
 - 5 Southern Avenue
 - 139 Main Street
 - 117-119 Main Street
 - Typical 5,000 sq. ft. Lot
- Recommendations Summary
- Minimum Side Yard
- Minimum Rear Yard
- Lot Coverage
- Parking

4

STUDY TEAM

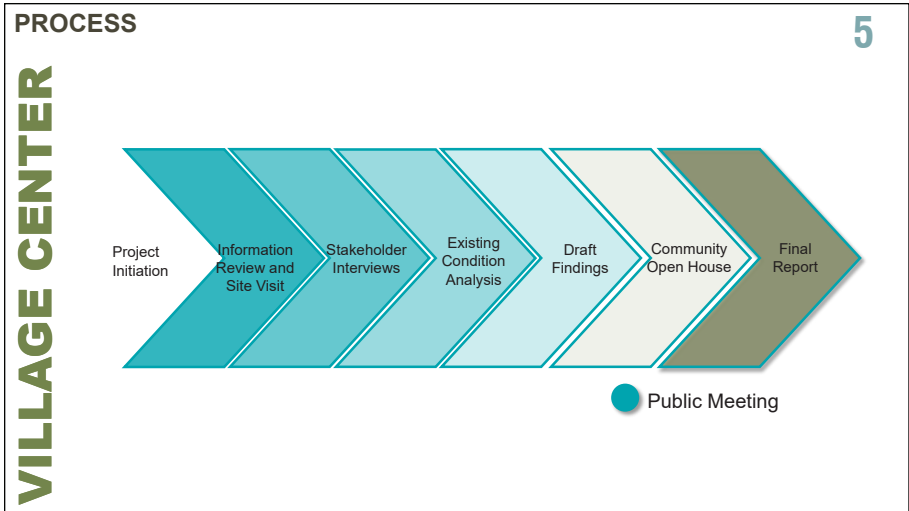
VILLAGE CENTER

The process is being conducted with the assistance of Town officials, and the Steering Committee includes members from the Planning Board and Board of Selectmen.

The planning process is being financed with a grant from the Massachusetts Department of Housing and Community Development (DHCD) under DHCD's Massachusetts Downtown Initiative.

The planning team is composed of Harriman, a multi-disciplinary planning, architecture and engineering firm.

APPENDIX



WHAT WE HEARD – CHARACTER 7

VILLAGE CENTER

- Protect the Town's character and marshes
- New buildings to fit into the character of the Town

Example of new building character

Traditional design character

STAKEHOLDER INTERVIEWS 6

VILLAGE CENTER

A series of meetings and interviews were held on August 31, 2017, with residents and business owners representing the following entities:

- Essex Board of Selectmen
- Zoning Board of Appeals
- Department of Public Works
- Essex Merchants Group
- Village Restaurant
- Woodman's Inc.
- Perkins Marine
- Pike Marine
- Ernie's Service
- Sea Meadow
- Dean W. Richards Custom Woodworking Inc.
- Guerin Law
- Barry Richards Associates

WHAT WE HEARD – APPROVAL PROCESS 8

VILLAGE CENTER

- Many of the existing uses are mixed-use but nonconforming
- Nonconforming properties changing hands are difficult to refinance, change the title, or expand
- Preference for mixed-use by right or have an overall control on what gets developed
- Simplify the approval process to allow improvements on properties
- Current dimensional standards are restrictive
- Parking is a controlling factor in redevelopment

EXISTING CONDITIONS ANALYSIS

9

VILLAGE CENTER

- Land Use Analysis and Village Center Boundary
- Parcel Size Analysis
- Environmental Constraints
 - Wetlands
 - FEMA, Chapter 91
- Sewer Capacity
- Existing Zoning Analysis
- Susceptibility to Change



LAND USE

10

VILLAGE CENTER

- Legend**
- Land Use**
- Residential, Vacant
 - Residential, One- and Two-Family
 - Residential, Multifamily
 - Residential, Unknown Units
 - Mixed Use
 - Commercial
 - Church
 - Town-owned
 - Industrial
 - Cemeteries and conservation
 - Field Crops
 - Parking
 - Accessory Land with Improvement
- Map Base**
- Proposed Village Center Boundary
 - Potential Boundary Extension
 - Buildings
 - Parcels
 - Roads
 - Water



DEFINING THE VILLAGE CENTER BOUNDARIES

11

VILLAGE CENTER

Village Center District incorporates parcels that have consistent character with Village Center functions



PARCEL SIZE

12

VILLAGE CENTER

75% of Parcels Smaller than 30,000 Sq. Ft.

- Legend**
- Parcel Size**
- Under 30,000 SF
 - 30,000 to 39,999 SF
 - 40,000 to 59,999 SF
 - 60,000 to 89,999 SF
 - 90,000 or more SF
- Map Base**
- Proposed Village Center Boundary
 - Potential Boundary Extension
 - Buildings
 - Parcels
 - Roads
 - Water



APPENDIX

PARCEL SIZE (UNDER 30,000 SQ. FT.)

13

VILLAGE CENTER



SEWER CAPACITY

15

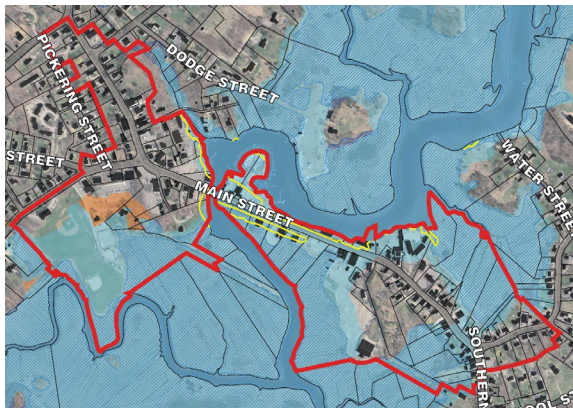
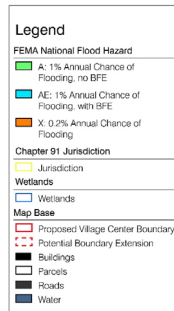
- Available sewer capacity will determine the buildout of the mixed-use district – how much development to allow
- Current sewer capacity available is 35,000-40,000 gallons per day (entire sewer district)
- Property needs to have existing sewer connection for redevelopment or provide onsite Title V septic system
- No new sewer connections possible
- Can not create new lots to expand sewer connections
- Expanding the existing sewer connection capacity for individual lots is possible, but not the number of connections



ENVIRONMENTAL CONSTRAINTS

14

VILLAGE CENTER



EXISTING ZONING

16

VILLAGE CENTER

Multiple Districts

- Dimensional Requirements set by Use, not by parcel size or geographic location
- Dimensional Requirements work well for parcels larger than 30,000 sq. ft. (most parcels town-wide); not for smaller parcels (most parcels within the Village Center)
- No Mixed-Use provisions

Issues:

- Large Amount of nonconforming Parcels
- Most changes require a Zoning Variance
- Existing nonconforming Use.. May be continued, maintained, and rebuilt if damaged or destroyed (within a period of two years)



EXISTING ZONING DIMENSIONAL REQUIREMENTS

17

Principal Buildings	Residential		Business	Motel & Hotel	Industrial	
	Single & Two Family	Multi-Family			Class A	Class B
Min. Lot Area (sq. ft.)	40,000 (a) (b)	60,000 (3 units) 90,000 (4+ units) (d)	40,000 (a)	90,000	90,000	40,000 (a)
Min. Lot Frontage (e)	150	300	150	200	300	150
Min. Lot Width	150	-	-	-	-	125
Min. Lot Depth	100	-	100	-	-	100
Min. Front Yard All Buildings	25	100	25	100	100 (c)	25 (c)
Min. Side Yard	20	100	20	50	100 (c)	20 (c)
Min. Rear Yard	30	100	50	100	100	30
Max. Building Height (stories/ ft.)	2 ½ stories 35 ft.	2 ½ stories 35 ft.	2 ½ stories 35 ft.	2 ½ stories 35 ft.	35 ft.	2 ½ stories 35 ft.
Max. Lot Coverage	25%	50% (f)	25%	-	33%	25%

a) Lot area for land on street in existence on June 7, 1972, minimum 30,000 square ft.
 b) 40,000 square foot minimum per dwelling unit in the Water Resource Protection District.
 c) Any non-residential project comprised of buildings which in the aggregate occupy any area greater than 10,000 square ft. shall meet the following: Front Yard 50 ft., Side Yard 30 ft.
 d) Minimum land area per bedroom, 5,000 square ft. Maximum 8 bedrooms per building.
 e) Reasonable capability for adequate access to principal building is required over frontage.
 f) Maximum lot coverage for buildings and paved surfaces.

DESIGN CHARACTER

19

VILLAGE CENTER

Traditional New England design character defined by

- roof lines,
- building heights,
- type of uses,
- architecture and
- marshes



SUSCEPTIBILITY TO CHANGE

18

VILLAGE CENTER

Estimated potential to change based on existing conditions and market trends

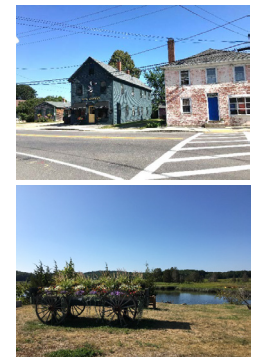


FINDINGS SUMMARY

20

VILLAGE CENTER

- A lot of properties predate current zoning, and are nonconforming.
- A lot of properties have mixed use; this is a source of nonconformance, because current zoning does not provide for mixed-use.
- Close to 75% of all parcels are less than 30,000 sq. ft. in area; this is another source of nonconformance, because the Minimum Lot Area requirement is 30,000 sq. ft. for lots on streets built prior to 1972.
- Wetlands and FEMA restrictions on floodplains are significant restrictions to the use of many parcels.
- New sewer connections are not possible.
- Residents and business owners cherish the traditional New England design character of the village.



APPENDIX

ZONING ANALYSIS AND RECOMMENDATIONS

21

Create a new Village Center Zoning District with provisions that acknowledge and respond to existing conditions, and to the Town's vision for a Village Center.

- **Existing Permitted Uses**
 - Residential – Single and Two Family
 - Residential – Multi-Family
 - Business
 - Motel and Hotel
 - Industrial – Class A
 - Industrial – Class B
- **Village Center District Permitted Uses**
 - Residential – Single and Two Family
 - **Residential – Dwelling Units and Apartments (as a part of mixed-use)**
 - Business
 - Motel and Hotel (with Special Permit)
 - **Bed and Breakfast**
 - Industrial – Class B
 - **Mixed-Use**
- Use, Mixed : Two or more principal uses occupying the same land or building, each of which is independent of and unrelated to the other (Town of Essex By-laws Definition).
- Industrial – Class A and new Multi-Family uses are not envisioned in the Village Center; existing uses will be "grandfathered" in.
- Intention to make nonconforming uses conforming.

MINIMUM LOT AREA REQUIREMENT

23

Existing Permitted Uses and Minimum Lot Area

- Residential – Single and Two Family 40,000 sq. ft. (a) (b)
- Residential – multi-family 60,000 sq. ft. (3 Units) and 90,000 sq. ft. (4+Units) (d)
- Business - 40,000 sq. ft. (a)
- Motel and Hotel 90,000 sq. ft.
- Industrial – Class A 90,000 sq. ft.
- Industrial – Class B 40,000 sq. ft. (a)



Parcels smaller than 30,000 sq. ft.

- a) Lot area for land on street in existence on June 7, 1972, minimum 30,000 square ft.
- b) 40,000 square foot minimum per dwelling unit in the Water Resource Protection District.
- c) Minimum land area per bedroom, 5,000 square ft.. Maximum 8 bedrooms per building.

PERMITTED USE RECOMMENDATIONS

22

- Introduce a new Mixed-Use category to promote a vibrant active Village Center.
- New Mixed-Use category will conform many of the existing nonconforming parcels which have mix of retail and residential dwelling units.
- Exclude Multi-Family Use as a stand alone use, but allow apartments as a part of Mixed-Use to enhance residential and economic development opportunities in the Village Center.
- Mixed-Uses can be arranged vertically (in multiple stories or structures) or horizontally (adjacent to one another in one or more buildings).



Pine Hills, Plymouth, Massachusetts

MINIMUM LOT AREA RECOMENDATION

24

Village Center District Permitted Uses and Minimum Lot Area

- Residential – Single and Two Family 5,000 sq. ft.
- Residential – multi-family 60,000-sq.-ft. (3-Units) and 90,000-sq.-ft. (4+Units) (d)
- **Residential – Apartments/Dwelling Units As a part of Mixed-Use**
- Business - 5,000 sq. ft.
- Motel and Hotel 90,000 sq. ft.
- **Bed and Breakfast 5,000 sq. ft.**
- Industrial – Class A 90,000-sq.-ft.
- Industrial – Class B 5,000 sq. ft.
- **Mixed- Use 5,000 sq. ft.**



Parcels smaller than 30,000 sq. ft.

- Minimum Lot Area requirement reduced to 5,000 sq. ft..
- Approximately 94 parcels (81%) in the study area are less than 30,000 sq. ft. and hence nonconforming today.
- Minimum Lot Area requirement of 5,000 sq. ft. will reduce nonconformance to approximately 13% of the parcels.

MINIMUM LOT FRONTAGE

25

Existing Requirement

- Currently 150 ft. (applies to Single and Two Family Residential, Business, and to Industrial - Class B uses).
- Approximately 28 parcels (26%) have a lot frontage of 150 ft. or more, which makes 74% of the parcels nonconforming.

Recommendation

- Reduce the minimum lot frontage to 50 ft.
- Will reduce nonconformance to only 17% of the parcels.
- This dimension is proportionally compatible with a minimum lot area of 5,000 sq. ft.
- This dimension is consistent with land use patterns observed in traditional, walkable village centers.

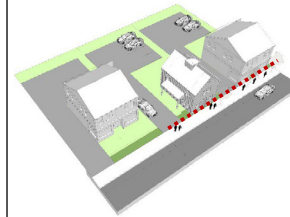


Illustrative example of lot in the Village Center

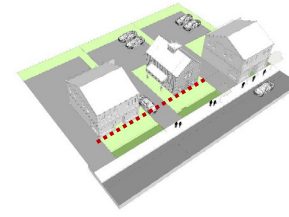
MINIMUM FRONT YARD

27

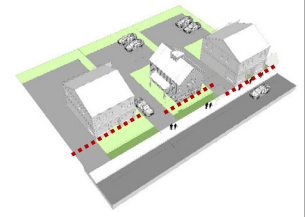
- If the adjacent buildings are setback at a distance other than the minimum front yard requirement of 0-5 ft., but not more than 25 ft., infill buildings shall match the setback from the front lot line of the immediately adjacent buildings.



Infill building matches the setback of the building with the minimum setback



Infill building matches the front yard of the building with the setback more than 0 ft but less than 25 ft



Infill building with the average front yard of the two adjacent buildings

MINIMUM FRONT YARD

26

Existing Requirement

- Currently 25 ft. (applies to Single and Two Family Residential, Business, and to Industrial - Class B uses)
- Only 19 parcels have a front yard of 25 ft. or more (approximately 11%), which makes 89% of existing properties nonconforming.

Recommendation

- Set the Minimum Front Yard at 0-5 ft. to increase compliance of existing properties (Approximately 20 lots have a front yard of 0', the rough equivalent to 18% of all properties in the study area).
- If the adjacent buildings are setback at a distance other than the minimum front yard requirement of 0-ft, but not more than 25 ft., infill buildings shall match the setback from the front lot line of the immediately adjacent buildings.
- If the setbacks do not match, the infill building may match one or the other, but in no instance shall any building have a front yard setback of more than 25 ft.



Illustrative example of lot in the Village Center

MINIMUM SIDE YARD

28

Existing Requirement

- Currently 20 ft. (applies to Single and Two Family Residential, Business, and to Industrial - Class B uses)
- Approximately 14 lots have a Side Yard of 20' or more (less than 10% of all parcels), which makes 90% of existing properties nonconforming.

Recommendation

- Reduce the Minimum Side Yard to 5-6 ft. for light, ventilation, and safety.
- The number of nonconforming parcels would be reduced in half (approximately 42%).
- This dimension is proportionally compatible with a minimum lot area of 5,000 sq. ft.
- If a side yard includes a driveway or parking space, the Minimum Side Yard dimension shall be increased to 12 ft., consistent with current 6-6 Off-Street Parking and Loading requirements.



Illustrative example of lot in the Village Center

APPENDIX

MINIMUM REAR YARD

29

Existing Requirement

- Currently 30 ft. for Single and Two Family Residential, and Industrial - Class B uses; 50 ft. for Business.
- Approximately 85 lots have a back yard of 30' or more (80% of the existing properties), which makes most properties conforming with the existing zoning.
- Business properties along Main Street are constrained by wetlands on the rear portions of their lots.

Recommendation

- Maintain the Minimum Rear Yard at 30 ft. for all uses in the Village Center District, including Business and Mixed-Us.
- This dimension is proportionally compatible with a Minimum Lot Area of 5,000 sq. ft.



Illustrative example of lot in the Village Center

MAXIMUM LOT COVERAGE

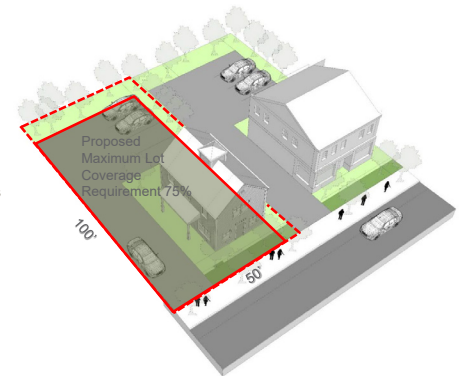
31

Existing Requirement

- Currently 25 % Maximum Lot Coverage for Business, Residential and Industrial - Class B and 50% for Multi-Family use.

Recommendation

- Allow 75% Maximum Lot Coverage for all uses in the Village Center District.
 - 50% Maximum Lot Building Coverage.



Illustrative example of lot in the Village Center

MAXIMUM BUILDING HEIGHT

30

Existing Requirement

- Currently 2 ½ stories or 35 ft.
- Most properties are conforming with the existing requirement.
- Restricting building height to 2 ½ stories or 35 ft. could preclude Mixed-Use development in areas subject to coastal flooding. Under FEMA regulations, living spaces are not allowed on floors below the BFE (10 ft. in this case).
- Placing living spaces above 10 ft. would limit the potential for the creation of apartments to 1 ½ stories or less, which would strongly limit redevelopment potential.

Recommendation

- Increase the Maximum Building Height to 3 ½ stories or 40 ft. for Mixed-Use only in the Village Center District, subject to Special Permit.



Illustrative example of lot in the Village Center

PARKING REQUIREMENTS

32

Existing Requirement

- 1.5 parking spaces per bedroom in Multi-Family Dwelling or Apartment use.

Recommendation

- Current parking requirement of 1.5 parking space per bedroom is reasonable in a village center not serviced by public transit.
- Test fits explorations show that potential development capacity is restricted by high parking requirement.
- Consider reducing the parking requirement to 1 parking space per bedroom, only for Mixed-Use in the Village Center District.
- Encourage formal shared parking arrangements among different uses.



Illustrative example of mixed-use development in large lot

EXISTING ZONING DIMENSIONAL REQUIREMENTS SUMMARY

33

Principal Buildings	Residential		Business	Motel & Hotel	Industrial	
	Single & Two Family	Multi-Family			Class A	Class B
Min. Lot Area (sq. ft.)	40,000 (a) (b)	60,000 (3 units) 90,000 (4+ units) (d)	40,000 (a)	90,000	90,000	40,000 (a)
Min. Lot Frontage (e)	150	300	150	200	300	150
Min. Lot Width	150	-	-	-	-	125
Min. Lot Depth	100	-	100	-	-	100
Min. Front Yard All Buildings	25	100	25	100	100 (c)	25 (c)
Min. Side Yard	20	100	20	50	100 (c)	20 (c)
Min. Rear Yard	30	100	50	100	100	30
Max. Building Height (stories/ ft.)	2 ½ stories 35 ft.	2 ½ stories 35 ft.	2 ½ stories 35 ft.	2 ½ stories 35 ft.	35 ft.	2 ½ stories 35 ft.
Max. Lot Coverage	25%	50% (f)	25%	-	33%	25%

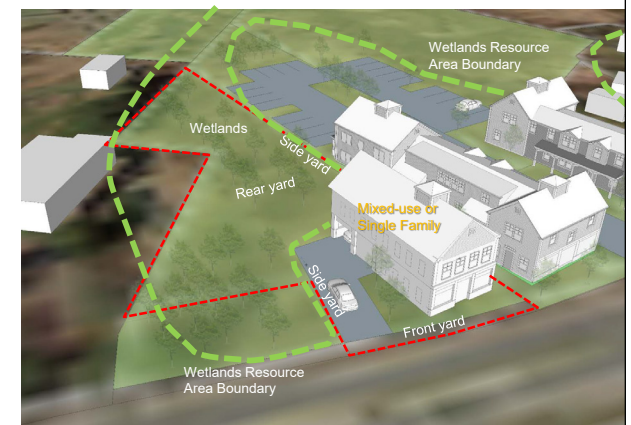
a) Lot area for land on street in existence on June 7, 1972, minimum 30,000 square ft.
b) 40,000 square foot minimum per dwelling unit in the Water Resource Protection District.
c) Any non-residential project comprised of buildings which in the aggregate occupy any area greater than 10,000 square ft. shall meet the following: Front Yard 50 ft., Side Yard 30 ft.
d) Minimum land area per bedroom, 5,000 square ft. Maximum 8 bedrooms per building.
e) Reasonable capability for adequate access to principal building is required over frontage.
f) Maximum lot coverage for buildings and paved surfaces.

DEVELOPMENT TEST FITS – SUSCEPTIBLE-TO-CHANGE PARCELS

35

9 SOUTHERN AVENUE

- 0.32-acre parcel
- Rear portion undevelopable due to wetlands
- Single Family or Mixed-Use
- 0-5 ft. front yard
- 5-6 ft. and 12 ft. side yards
- 2,000 sq. ft. residential, or 650 sq. ft. retail along street and 1,300 sq. ft. dwelling above
- 2-3 parking spaces (1 space per bedroom or less)
- Height - 2.5 Floors /35 ft.



PROPOSED VILLAGE CENTER DISTRICT DIMENSIONAL REQUIREMENTS

34

Principal Buildings	Residential		Business	Motel & Hotel	Industrial		Mixed-Use
	Single & Two Family	Multi-Family			Class A	Class B	
Min. Lot Area (sq. ft.)	5,000		5,000	90,000		5,000	5,000
Min. Lot Frontage (e)	50		50	200		50	50
Min. Lot Width	50		50	-		50	50
Min. Lot Depth	100		100	-		100	100
Min. Front Yard All Buildings	0 to 25 based on surrounding parcels		0 to 25 based on surrounding parcels	100		0 to 25 based on surrounding parcels	0 to 25 based on surrounding parcels
Min. Side Yard	6 - 12		6 - 12	50		6 - 12	6 - 12
Min. Rear Yard	30		30	100		30	30
Max. Building Height (stories/ ft.)	2 ½ stories 35 ft.		2 ½ stories 35 ft.	2 ½ stories 35 ft.		2 ½ stories 35 ft.	3 ½ stories or 40 ft. (by Special Permit)
Max. Lot Coverage (includes impervious surface)	75%		75%	-		75%	75%
Alternative - Max. Lot Coverage (building area)	50%		50%	-		50%	50%
As of Right with Site Plan Review/Special Permit	As of Right with Site Plan Review		As of Right with Site Plan Review	Special Permit		As of Right with Site Plan Review	As of Right with Site Plan Review

Standalone Multi-Family not allowed for new projects in the Village Center

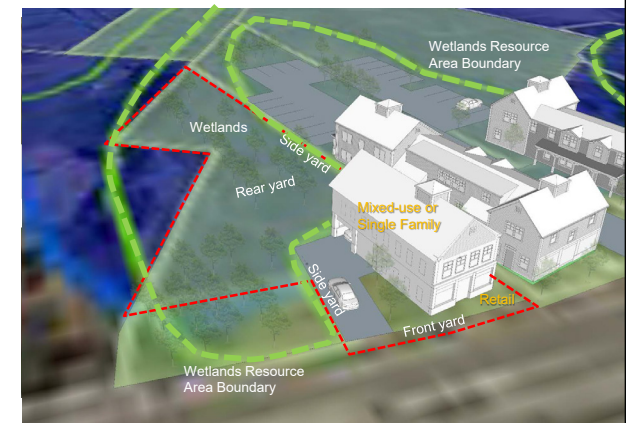
Class A Industrial not allowed in Village Center

DEVELOPMENT TEST FITS – SUSCEPTIBLE-TO-CHANGE PARCELS

36

9 SOUTHERN AVENUE

- 0.32-acre parcel
- Rear portion undevelopable due to wetlands
- Single Family or Mixed-Use
- 0-5 ft. front yard
- 5-6 ft. and 12 ft. side yards
- 2,000 sq. ft. residential, or 650 sq. ft. retail along street and 1,300 sq. ft. dwelling above
- 2-3 parking spaces (1 space per bedroom or less)
- Height - 2.5 Floors /35 ft.



APPENDIX

DEVELOPMENT TEST FITS – SUSCEPTIBLE-TO-CHANGE PARCELS

37

5 SOUTHERN AVENUE

- 1.62-acre (two parcels)
- Rear portion undevelopable due to wetlands
- Mixed-Use with retail and apartment dwellings
- 10 ft. front yard
- 5-6 ft. side yard
- Common shared driveway
- 8 apartment and duplex dwelling units.
- 1,500 sq. ft. retail along street
- 22 parking spaces (1-1.5 spaces per bedroom)
- Height - 2.5 Floors /35 ft.



DEVELOPMENT TEST FITS – SUSCEPTIBLE-TO-CHANGE PARCELS

39

139 MAIN STREET

- 2.37-acre parcel
- 63 ft. frontage
- Mixed-Use with apartment dwellings at the back
- Horizontal mixed-use
- 30 apartment and duplex dwelling units
- 1,000 sq. ft. retail along street
- 51 parking spaces (1.5 space per bedroom)
- Height - 2.5 Floors /35 ft.

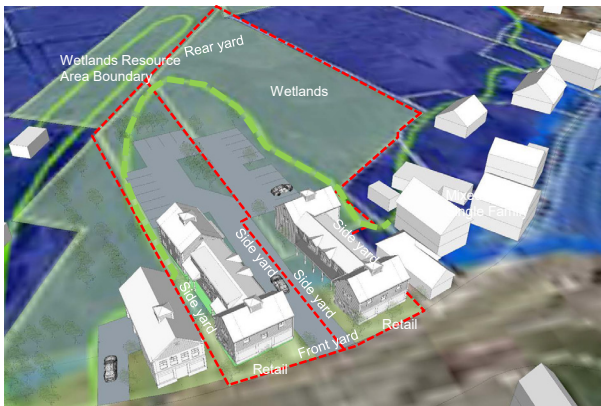


DEVELOPMENT TEST FITS – SUSCEPTIBLE-TO-CHANGE PARCELS

38

5 SOUTHERN AVENUE

- 1.62-acre (two parcels)
- Rear portion undevelopable due to wetlands
- Mixed-Use with retail and apartment dwellings
- 10 ft. front yard
- 5-6 ft. side yard
- Common shared driveway
- 8 apartment and duplex dwelling units.
- 1,500 sq. ft. retail along street
- 22 parking spaces (1-1.5 spaces per bedroom)
- Height - 2.5 Floors /35 ft.



DEVELOPMENT TEST FITS – SUSCEPTIBLE-TO-CHANGE PARCELS

40

139 MAIN STREET

- 2.37-acre parcel
- 63 ft. frontage
- Mixed-Use with apartment dwellings at the back
- Horizontal mixed-use
- 30 apartment and duplex dwelling units
- 1,000 sq. ft. retail along street
- 51 parking spaces (1.5 space per bedroom)
- Height - 2.5 Floors /35 ft.



DEVELOPMENT TEST FITS – SUSCEPTIBLE-TO-CHANGE PARCELS 117-119 MAIN STREET (WOODMAN'S OF ESSEX)

41

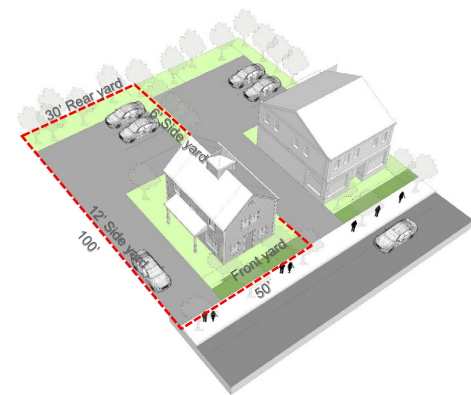
- 10.7-acre parcel
- Large portion of the parcel is wetland and also under FEMA flood plain with BFE of 10 ft.
- Parcel is relatively flat, hence it is possible to raise the level of the 1st floor above BFE and develop residential on the 1st floor
- 13,000 sq. ft. restaurant
- 30 apartment and duplex dwelling units
- 2.5 Floor and 3.5 Floor (40ft) height)
- 170 parking spaces (1-1.5 parking spaces per bedroom)



DEVELOPMENT TEST FITS – SUSCEPTIBLE-TO-CHANGE PARCELS TYPICAL 5,000 sq. ft. LOT

43

- 0.11-acre parcel
- A portion of the lot may be wetland and also under FEMA flood plain with BFE of 10 ft.
- In most cases, it would be possible to raise the level of the 1st floor above BFE and develop residential on the 2nd floor
- Potential 1,000 sq. ft. of retail space
- 4 parking spaces (1 space per bedroom or less)
- Lot coverage - 75 %



DEVELOPMENT TEST FITS – SUSCEPTIBLE-TO-CHANGE PARCELS 117-119 MAIN STREET (WOODMAN'S OF ESSEX)

42

- 10.7-acre parcel
- Large portion of the parcel is wetland and also under FEMA flood plain with BFE of 10 ft.
- Parcel is relatively flat, hence it is possible to raise the level of the 1st floor above BFE and develop residential on the 1st floor
- 13,000 sq. ft. restaurant
- 30 apartment and duplex dwelling units
- 2.5 Floor and 3.5 Floor (40ft) height)
- 170 parking spaces (1-1.5 parking spaces per bedroom)



DESIGN GUIDELINES

44

VILLAGE CENTER

- Develop suggested Village Center Design Guidelines aimed at protecting the village design character of the district.
- Design Guidelines could address elements such as:
 - Site design and landscaping
 - Building orientation
 - Compatibility with adjacent buildings
 - Building massing and scale
 - Architectural expression
 - Doors and windows
 - Relationship to the street
 - Storefront design
 - Signage
 - Lighting
 - Materials and finishes




APPENDIX

VILLAGE CENTER

RECOMMENDATIONS SUMMARY

45

- Create a new Village Center Zoning District with provisions that acknowledge and respond to existing conditions, and to the Town's vision for a Village Center.
- Include a new Mixed-Use category in the Village Center District.
- Establish Dimensional Requirements in the new Village Center District with the intention of reducing nonconformance:
 - Minimum Lot Area – 5,000 sq. ft.
 - Minimum Lot Frontage – 50 ft.
 - Minimum Front Yard – 0-5 ft.
 - Minimum Side Yard – 5-6 ft. (12 ft. if a driveway)
 - Minimum Rear Yard – 30 ft.
 - Maximum Building Height – 3 ½ stories or 40 ft.
 - Maximum Lot Coverage – 75% (50% for building)
 - Minimum Parking – 1 parking space per bedroom
- Prepare and provide Village Center Design Guidelines during the predevelopment phase to owners who are interested in reinvesting in their properties





HARRIMAN



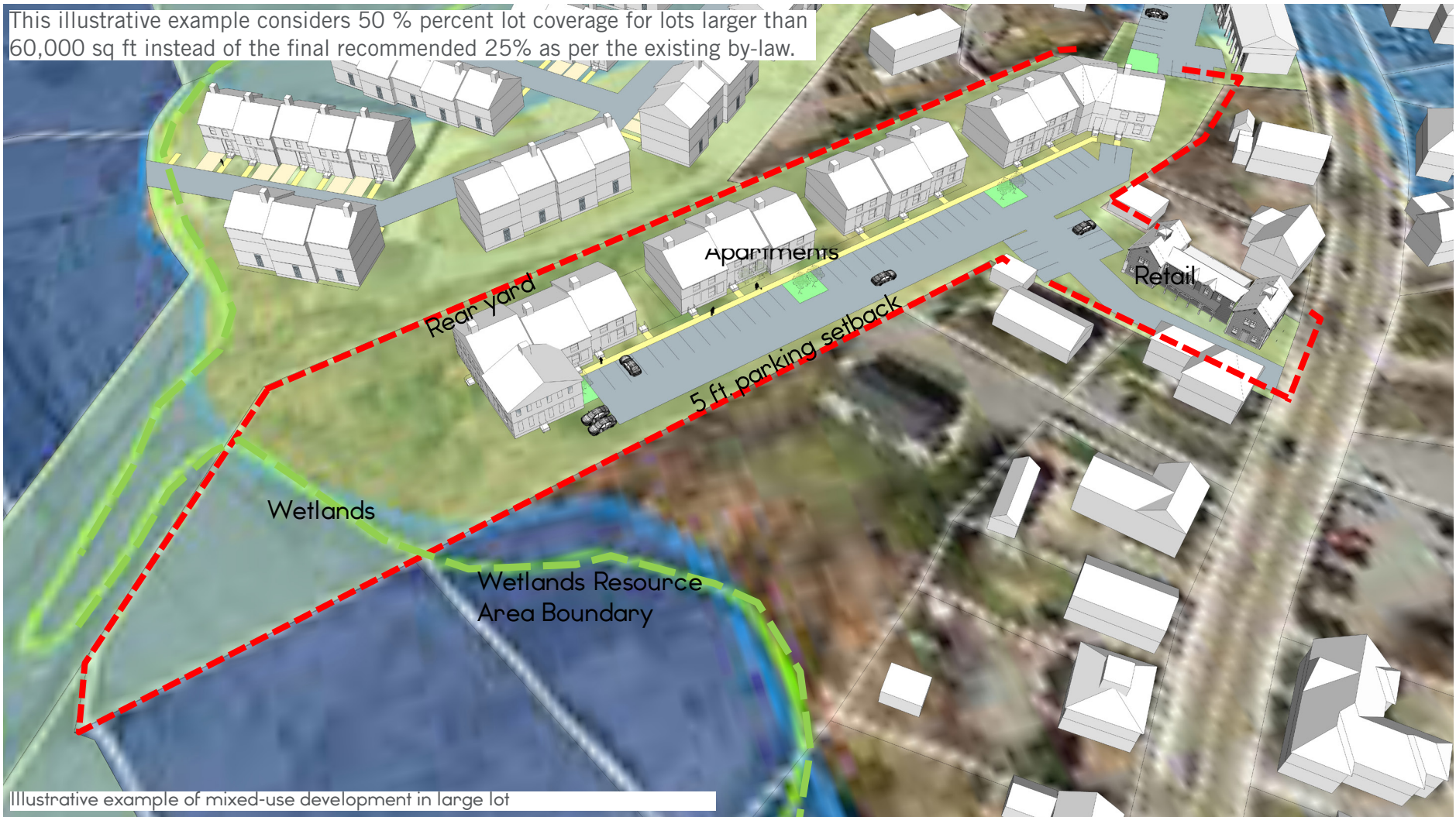
46

DEVELOPMENT TEST FIT - 139 MAIN STREET

139 MAIN STREET

- 2.37-acre parcel
- 63 ft. frontage
- Mixed-Use with apartment dwellings at the back
- Horizontal mixed-use
- 30 apartment and duplex dwelling units
- 1,000 sq. ft. retail along street
- 51 parking spaces (1.5 space per bedroom)
- Height - 2.5 Floors /35 ft.

This illustrative example considers 50 % percent lot coverage for lots larger than 60,000 sq ft instead of the final recommended 25% as per the existing by-law.



Illustrative example of mixed-use development in large lot

DEVELOPMENT TEST FIT - 117-119 MAIN STREET

117-119 MAIN STREET (WOODMAN'S OF ESSEX)

- 10.7-acre parcel
- Large portion of the parcel is wetland and under FEMA flood plain with BFE of 10 ft.
- Relatively flat parcel, possible to raise the level of the 1st floor
- above BFE and develop residential on the 1st floor
- 13,000 sq. ft. restaurant
- 30 apartment and duplex dwelling units
- 2.5 Floor and 3.5 Floor (40ft) height
- 170 parking spaces (1-1.5 parking spaces per bedroom)

